

2026 ANNUAL REPORT



Costa Mesa
 AN ANNUAL REPORT OF
 THE COSTA MESA
 2015-2035 GENERAL PLAN

PAGE INTENTIONALLY LEFT BLANK

Table of Contents

I.	Introduction.....	3
II.	Purpose of the General Plan	3
III.	Status of the Adopted Elements	3
IV.	Costa Mesa General Plan History and Background	4
V.	Progress in the General Plan’s Implementation.....	5
1.	Land Use Element	6
2.	Circulation Element	8
3.	Growth Management Element.....	10
4.	Housing Element	10
5.	Conservation Element	16
6.	Noise Element	17
7.	Safety Element	18
8.	Community Design Element.....	20
9.	Open Space and Recreation Element	20
10.	Historical and Cultural Resources Element	22
VI.	Planning Projects and RHNA Progress	23
1.	Planning Projects.....	23
2.	Progress in meeting the City’s Share of Regional Housing Needs (RHNA)	25
VII.	Additional Information and Activities.....	26
1.	Active Transportation Committee	27
2.	Animal Services Committee.....	27
3.	Arts Commission	28
4.	Fairview Park Steering Committee	28
5.	Finance and Pension Advisory Committee	29
6.	Housing and Public Service Grants Committee.....	30
7.	Mobile Home Park Advisory Committee	30
8.	Parks and Community Services Commission	31
9.	Planning Commission.....	31
10.	Traffic Impact Fee AD HOC Committee	31
11.	Orange County Council of Governments	32
12.	California Sober Living and Recovery Task Force.....	32
VIII.	Conclusion.....	32
	Appendix A - 6 th Cycle Housing Element Annual Progress Report Form 2025	33

Date to City Council: March 17, 2026

I. Introduction

This report has been prepared pursuant to the requirements of Government Code Section 65400. Guidance for preparation of the report is provided by the Governor's Office of Land Use and Climate Innovation (LCI). The report discusses what was implemented during the 12-month reporting period (January 1, 2025 – December 31, 2025) and provides a means to determine if changes are needed in the plan or its implementation programs. The document is scheduled for review and approval by the City Council on March 17, 2026. It will be submitted to LCI and the Department of Housing and Community Development (HCD) on or before April 1, 2026.

II. Purpose of the General Plan

The General Plan is mandated by California Government Code Section 65300, which requires each city and county to adopt a comprehensive plan for the physical development of the jurisdiction. It addresses land use, transportation routes, population growth, open space, resource preservation and utilization, air and water quality, noise, safety issues and other related physical, social, and economic development factors. Through the identification of goals, objectives, and policies, a General Plan creates a strategy framework for implementation. In addition to serving as a basis for local decision making, the General Plan establishes a clear set of development rules for citizens, developers, decision makers, neighboring cities, and counties, and provides the community with an opportunity to participate in the planning and decision-making process.

III. Status of the Adopted Elements

State law requires that general plans include seven elements which must cover the following topics: Land Use, Circulation, Housing, Safety, Noise, Conservation, and Open Space with Recreation being optional. The elements may be combined or renamed, but basic requirements must be included. Costa Mesa's adopted 2015-2035 General Plan combines Open Space and Recreation into one element but also includes three additional optional elements that are of particular local significance, including: Growth Management, Community Design, and Historical and Cultural Resources Elements. The General Plan goals and policies are consistent with state law and follow LCI Guidelines. However, the City is in the process of amending specific elements to align with State law and LCI guidelines as described later in this report.

State law does not provide a mandatory minimum timeframe for revisions of elements, except for the Housing and Safety elements. State requirements for housing elements are more detailed and specific than for the other general plan elements, and housing elements are updated every eight years according to a schedule set by the State. A jurisdiction's safety element is updated concurrently with or after the adoption of a housing element update. Other elements may be updated less frequently and typically have a 20-year horizon.

IV. Costa Mesa General Plan History and Background

On June 29, 1953, the City of Costa Mesa was incorporated as a general law city led by a City Council-Manager form of government. The City of Costa Mesa originally consisted of an area of 3.5 square miles and general population of 16,840. The City's current estimated population is 108,354 persons, and it consists of an overall land area of 16.8 square miles (US Census 2023).

The City adopted its first General Plan in 1957 and its second General Plan in 1970. The General Plan was comprehensively amended in 1981 and again in 1992. On January 22, 2002, the City Council adopted the Costa Mesa 2000 General Plan. The 2000 General Plan recognized the community's diverse evolution of residential neighborhoods, its regional commercial influence, and its recreational amenities.

The City completed its most recent comprehensive General Plan update (2015-2035 General Plan) that was approved on June 21, 2016 (Resolution No. [2016-50](#)). Many of the policies were carried over from the 2000 General Plan and new policies were added in compliance with the latest State mandates and in accordance with the economic growth of the City. This report includes the 2025 annual review of the implementation of the City's General Plan for City Council review and approval as required by State law. The General Plan is available online at the following City webpage:

<https://www.costamesaca.gov/government/departments-and-divisions/economic-and-development-services/planning/general-plan/2015-2035-general-plan>

Table 1 provides a brief summary of eleven General Plan Amendments that were approved since adoption of the 2015-2035 General Plan. Of these, five amendments were for housing development projects and two focused on active transportation and pedestrian mobility.

Table 1: General Plan Amendments Since 2015-2035 General Plan Adoption		
Adoption Date	General Plan Element	Description
10/17/2016	Land Use	Rezone at 2850 East Mesa Verde Dr. from general Commercial to Low Density Residential for a private 11-unit single family residential development. (Resolution No. 2016-78)
6/5/2018	Circulation Element	Revision to the Roadway Typical Cross Sections and Conceptual Bicycle Master Plan figures and updated policies to support and implement the City's Active Transportation Plan. (Resolution No. 2018-35)
10/2/2018	Land Use Element	Amended the General Plan land use designation of a 1.86-acre site located at 1957 Newport Blvd. and 390 Ford Rd. from General Commercial to High Density Residential, with a site-specific density of 20.4 du/acre. (Resolution No. 2018-69)

11/13/2018	Land Use Element	Review and revised the maximum density allowed in and locations of the Residential Incentive Overlays. (Resolution No. 2018-80)
6/15/2021	Land Use Element	Amended the General Plan land use designation of the 15.23-acre site located at 1683 Sunflower Avenue from Industrial Park to High Density Residential with a site-specific density of 80 dwelling units per acre and maximum 1,057 units. (Resolution No. 2021-55)
2/1/2022	Housing Element	6th Cycle Housing Element was adopted by City Council on November 15, 2022. The March 1, 2023, includes minor technical changes to comply with State Law. In May 2023, HCD has determined that the City Housing Element meets the statutory requirements of State Housing Law. The Housing Element provides an in-depth analysis of the City's population, economic, and housing stock characteristics as well as a comprehensive evaluation of programs and regulations related to housing. Through this evaluation and analysis, the City identifies priority goals, policies, and programs that directly address the housing needs of the City's current and future residents. (Resolution No. 2022-06)
11/15/2022	Housing Element	Revisions to the 2021-2029 6th Cycle Housing Element to meet California Department of Housing and Community Development requirements. (Resolution No. 2022-67)
5/7/2024	Circulation Element	Incorporates the City's Pedestrian Master Plan by reference and revised and include new policies to ensure future projects will consider and include street design elements to enhance pedestrian mobility. (Resolution No. 2024-18)
7/15/2025	Land Use	Private 40-unit residential common interest development community (duplexes and 4 single family residences) at 220 Victoria Street. (Resolution No. 2025-30)
9/2/2025	Land Use	Private 142 unit residential for-sale development (126 stacked flats and 20 SFR) including open space at 3150 Bear Street. (Resolution No. 2025-36)
11/4/2025	Land Use	Land Use Element update for consistency with the City Council adopted Housing Element. (Resolution No. 2025-45)

V. Progress in the General Plan's Implementation

The General Plan APR follows the most [recent guidance](#) published by LCI, dated January 30, 2024. As shown through various City actions and approved projects that are summarized throughout the General Plan APR, the City's General Plan remains an effective guide for orderly community growth and development, preservation and conservation of open space and natural resources, and efficient expenditure of public

funds. Note that to implement the 6th Cycle Housing Element and, specifically, to accommodate the City's RHNA allocation, future General Plan updates will be necessary to ensure that the City's General Plan will remain internally consistent and remain an effective guiding document for orderly growth. This report includes the following elements:

1. Land Use Element

The Land Use Element shapes new physical development in the City and its sphere of influence and provides strategies to preserve, protect, and enhance established neighborhoods and districts consistent with the community's vision. Through implementation of the Land Use Element, the City seeks to accomplish the following:

- Target new development opportunities
- Increase homeownership opportunities
- Establish and maintain an orderly pattern of development
- Establish a land use classification system
- Identify acceptable land uses and their general locations
- Promote consistency with standards for residential density and non-residential building intensity
- Accommodate a diversity of businesses
- Provide open space, park areas, and public spaces
- Ensure that new development is economically and environmentally sustainable

Land Use Element Implementation (2025)

Zoning Code Amendment Pertaining to Minor Technical Updates

The Code Amendment established minor technical updates to the Zoning Code to facilitate housing production and remove barriers to businesses operating in the City. The updates included codifying the City's SB9 regulations and updating accessory dwelling unit provisions to align with State law, codifying the City's wall and fence standards, updating the distribution data used for calculating parking demand in mixed use developments, among other changes. The City Council adopted Ordinance No. 2025-07 and these amendments became effective on November 13, 2025.

<https://costamesa.legistar.com/View.ashx?M=F&ID=14765688&GUID=EB261462-ABBC-4577-B60C-024DE1007D59>

Zoning Code Amendment to Allow Ministerial Approval of Two-Unit Small Lot Ordinance Projects

A proposed ordinance to allow ministerial approval of two-unit small lot development was brought before the Planning Commission on December 8, 2025. The Planning Commission recommended City Council adoption of the draft ordinance. The ordinance was adopted by City Council on February 3, 2026.

<https://costamesa.legistar.com/View.ashx?M=F&ID=15009266&GUID=5E4E5917-BCFA-4F54-B032-25C7FA3C5015>

Continued to Support Small Businesses through the Costa Mesa Business Assistance Collaborative (BAC)

The City continued to provide support to businesses in Costa Mesa through the Award-Winning Costa Mesa BAC. The City coordinated with key partners including, the Costa Mesa Chamber of Commerce, Travel Costa Mesa, South Coast Metro Alliance, SBDC, and the OC Fair, by hosting approximately 12 BAC collaboration meetings, supporting partner events, and directing opportunities to partner organizations. The City supported the publication of hundreds of Business Insight market-analysis reports by applicants and stakeholders and maintained a current Business Directory. Twelve business tours were conducted and dozens of businesses were guided through the permitting process. In collaboration with the City, BAC launched a redesigned Costa Mesa Business Assistance Collaborative email program with a refined mission, branding, and content strategy and delivered 10 Biz Boost newsletters to over 10,000 City businesses and stakeholders with a 49% viewing rate. The City managed, updated, and monitored the Costa Mesa BAC website, ensuring the website provided current resources, data, and program information.

<https://costamesabac.com/>

Building Permit Processing

The City issued 2,575 building permits, including three permits for new commercial and industrial buildings, 380 permits for new residential construction and remodels, including accessory dwelling units, 231 tenant improvement permits, and 510 insta-permits, among other projects. The Building Division also conducted 26,171 inspections, including 1,165 final building inspections.

Business License Processing

The City issued 6,086 business licenses in 2026. These licenses include restaurants, retail shops, offices and other types of businesses.

Notable Business Activity

The City processed entitlements, building permits and/or business licenses for several major businesses, including expansions at the Anduril complex and Bone Adventure, a new Trader Joe's, Gelson's, Veterinary Emergency Group, Goodwill, multiple gyms/wellness centers, and several new restaurants including Harper BBQ, Salty Horse, Sweet Green, and Moongoat Greenhouse.

2. Circulation Element

The Circulation Element establishes policies governing the system of roadways, intersections, bike paths, pedestrian ways, and other components of the circulation system, which collectively provide for the movement of persons and goods throughout Costa Mesa. Most significantly, the element:

- Applies “Complete Streets” strategies
- Defines active transportation improvements
- Coordinates land use planning and transportation improvements
- Identifies linkages and connectivity

Circulation Element Implementation (2025)

Adams Avenue and Pinecreek Drive Intersection Project

The project provides multi-modal intersection improvements at the intersection of Adams Avenue and Pinecreek Drive that encourage bicycling and improve mobility per the City’s approved Active Transportation Plan (ATP). The improvements at the intersection will include the removal of existing right turn slip lanes, slurry seal improvements, new bicycle facilities, bicycle and pedestrian ramps, green bike boxes, new signalized crosswalk, new pavement striping and markings consisting of green thermoplastic conflict zones, and high visibility crosswalks. The project will relocate the existing bus stop to the far side of the intersection and install new street lighting along the south side of Adams Avenue within the project’s limits. In addition, the project includes extensive traffic signal modifications that include new signal poles, relocation of the signal cabinet outside of the sidewalk, Accessible Pedestrian Signals (APS), yellow retroreflective border backplates, Leading Pedestrian Intervals (LPIs), and video detection capable of detecting motorists and bicyclists.

<https://costamesa.legistar.com/View.ashx?M=F&ID=12668006&GUID=8A886085-C851-444A-A03A-0E3B823E175D>

Implementation of a Residential Permit Parking Program

The City adopted Resolution No. 2024-24, approving the implementation of a Resident Permit Parking (RPP) on Joann Street between Placentia Avenue and Federal Avenue and on Federal Avenue between Joann Street and Darrell Street, and authorizing the Transportation Services Manager to extend the restriction within a 1,000-foot radius as needed, based on a qualifying petition from affected residents and Council-adopted guidelines. In 2025, 1,136 households were enrolled in the program, with a total of 1,717 permits issued.

<https://costamesa.legistar.com/LegislationDetail.aspx?ID=6517260&GUID=67C0E258-0C1F-4CF2-9842-FE7AE1728A26>

Participation in Clean Mobility Options (CMO) Pilot Program and OCTA Project Grant for Community Based Transit

The CMO Voucher Pilot Program is a statewide initiative that provides voucher-based funding for zero-emission carsharing, carpooling/vanpooling, innovative transit services, and on-demand ride services in California's historically underserved communities. The CMO program goals are as follows:

- Increase clean mobility options for low-income and disadvantaged communities.
- Provide community-driven mobility solutions throughout the State.
- Improve access to clean mobility options that are safe, reliable, convenient, and affordable.
- Reduce greenhouse gas emissions and criteria pollutants.

The CMO Voucher Program served 27,000 passengers with three vehicles in 2025.

<https://costamesa.legistar.com/View.ashx?M=F&ID=14838738&GUID=464116B9-96D1-4B3D-8A82-81DD38DD0F68>

Citywide Street Improvements

This project is an annual Capital Improvement Program (CIP) to rehabilitate the City's existing streets and roadways. When appropriate, new striping, markings, and signage are implemented, including new bicycle facilities that adhere to the City's adopted Active Transportation Plan (ATP). Roadway rehabilitation may consist of grind and overlay, or slurry seal, based on the condition of the street per the City's approved Pavement Management Plan (PMP). The City's efforts in continually maintaining its street infrastructure have helped maintain a Pavement Condition Index (PCI) of nearly 85, the third highest for Orange County cities with populations of over 100,000.

<https://costamesa.legistar.com/View.ashx?M=F&ID=14072592&GUID=A762F272-7E66-452C-9FFA-AB381104CFCE>

Implementation of Safe Routes to School Action Plan

In January 2023, the City was awarded a U.S Department of Transportation (USDOT) Safe Streets and Roads for All (SS4A) grant for the development of a Safe Routes to School Action Plan. The project scope of services is intended to develop a comprehensive Safe Routes to School Action plan. The City awarded the project to Kimley Horn, and their product will include project management; assessment of existing conditions; stakeholder engagement, including the development and execution of a web-based tool and outreach workshop(s) in both Spanish and English; and production of a final Safe Routes to School Action Plan that contains individual school profiles and 30% conceptual design plans for projects to increase safety around each of the City's 19 public school campuses. In 2025, two public workshops were held to raise

awareness for the plan, and 23 walk audits were conducted by Newport Mesa Unified School District staff.

<https://costamesa.legistar.com/View.ashx?M=F&ID=13687044&GUID=5789702F-A6D5-438C-B5D3-CA10AEB3E7FE>

3. *Growth Management Element*

Orange County voters approved Measure M in 1990 which included a requirement for cities to adopt Growth management Elements to illustrate how they would regulate growth consistent with Measure M plans for mobility improvements. With the sunset of Measure M in 2011, Measure M2 took its place, authorizing continuance of the program through 2041. While Measure M2 no longer requires cities to maintain Growth Management Elements, Costa Mesa provides this element to accomplish the following:

- Exhibit commitment to balance physical growth
- Identify goals on how to account for continual growth
- Participate in on-going county-wide efforts addressing regional traffic issues and sensible growth

Growth Management Element Implementation (2025)

OCCOG Membership

The City is a member of the Orange County Council of Governments and regularly attends meetings to coordinate land use policies with other jurisdictions in the region.

www.occog.com

Data Collection and Distribution

The City collects and maintains a database of housing data, which is submitted to the Department of Finance annually and the Center for Demographic Research biannually. The City also notifies the County of Orange of issued and finalized permits monthly.

Traffic Impact Fees

The City collects traffic impact fees for new uses and developments that will create a greater number of trips than the previous use or development on the property.

4. *Housing Element*

The purpose of the Housing Element is to identify a high-level strategy and blueprint for addressing the City's existing and projected housing needs over the eight-year planning cycle. It contains a detailed work program of the City's housing goals, policies, quantified objectives, and actions or programs for the preservation, improvement, and development of housing for a sustainable future.

Housing Element Implementation (2025)Annual Action Plan Funding Priorities for Community Development Block Grant (CDBG) and Home Investment Partnerships Grant

Costa Mesa received \$1.3 million in Federal funding that is used for various activities that assist low- and moderate-income Costa Mesa residents. Funding from these grant sources are being used for the following City activities:

- Capital Improvement: Westside Street Improvements
- Public Safety: Fund a portion of City's Community Outreach Worker and public services grant for community-based non-profit organizations
- Housing Rehabilitation Program Administration: Fund staff and other direct costs associated with administering the City's HOME-funded housing rehabilitation program.
- Community Improvement/Code Enforcement: support work of two full-time and one- part time City Community Improvement Officers that work exclusively in eligible low- and moderate- income Census Tract Block Groups.
- Administration: CDBG Program Administration and Fair Housing Foundation

<https://costamesa.legistar.com/View.ashx?M=F&ID=14216243&GUID=58FDB388-AD4E-46F9-B169-E4CDF93245F3>

Zoning Code Amendment Updating Accessory Dwelling Unit (ADU) Regulations

The Code Amendment amended the City's ADU regulations including updating referenced government code sections, clarifying the number of ADUs and size of ADUs, removing regulatory requirements for Junior ADUs, and modifying and clarifying various ADU/JADU development standards. These changes were made to comply with Government Code changes enacted by the State legislature and to respond to HCD's Ordinance review letter.

<https://costamesa.legistar.com/View.ashx?M=F&ID=13986419&GUID=70D7B42F-324A-40B5-B30F-CC43708D193C>

Neighborhoods Where We All Belong (NWWAB)

In response to State-mandated housing regulations and in accordance with the City Council's goal to "diversify, stabilize and increase housing to reflect community needs," the City continues to implement the Housing Element. On February 18, 2025, the City Council approved a Professional Services Agreement for the Housing Element rezoning program. Since officially kicking off the project in March 2025, the City and consultant team have been working diligently on several work efforts to rezone Housing Element sites and obtain Housing Element certification, update the Zoning Code to comply with new State Housing Laws, establish new objective design standards, streamline permitting for new housing development, identify additional opportunities for

residential development, comply with the California Environmental Quality Act, and engage the community in the visioning process. The City has named this multifaceted effort “Neighborhoods Where We All Belong” to reflect the City’s intent to facilitate housing and neighborhood development to meet diverse local needs. The City has completed the following specific actions to implement the NWWAB effort:

- Selection of a consultant team
- Hosted 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
- Created and hosted an online website to engage and inform the public: <https://www.costamesaneighborhoods.com/news>
- 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 December 8, 2025.
- <https://costamesa.legistar.com/View.ashx?M=A&ID=1362828&GUID=CF005267-C76D-4A9D-AC8C-A3CCF4734E50>
- Preparing the project description, including proposed buildout to study, Notice of Preparation, and Initial Study, which were published November 17, 2025.
- <https://www.costamesaca.gov/home/showpublisheddocument/61658/63898986472970000>
- Hosting 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.
- <https://www.costamesaca.gov/home/showpublisheddocument/61658/63898986472970000>
- Initiated tribal consultations with two tribes.
- Initiated the creation of the draft Environmental Impact Report and technical studies.
- <https://www.costamesaneighborhoods.com/>

Fairview Developmental Center

The City is leading the effort to rezone the Fairview Developmental Center to allow for housing development. The Housing Element envisioned 2,300 units on this site, with 40% of the units affordable to low- and very low-income households. The City has progressed its efforts to prepare a Specific Plan, General Plan Amendment and Environmental Impact Report to guide the reuse of the Fairview Developmental Center (FDC). In 2025, several City Council and Planning Commission study sessions and public hearings were held to create a preferred land use plan for the FDC Specific Plan and environmental study purposes. Following these hearings, staff issued a Notice of Preparation and held a public scoping meeting on November 17, 2025. Preparation of

the specific plan and environmental impact report also began in 2025. The specific plan is expected to be adopted in 2026.

fdcplan.com

Mesa Motel SRO Conversion

The Planning Commission approved the Conditional Use Permit at the former Mesa Motel at 2205 Harbor Blvd (Resolution No. PC-2025-06) on April 28, 2025. The project converts an existing motel into a single room occupancy development which includes 47 units. All units, except for the managers unit will be deed restricted to very low-income individuals in perpetuity at the applicant's request. The project is located on a Housing Element Opportunity Site.

<https://costamesa.legistar.com/View.ashx?M=F&ID=14113206&GUID=7CFA0815-3D04-47DF-92D9-31B7FF7F51E9>

Housing at the Costa Mesa Senior Center

The City Council approved the Master Plan, Tentative Tract Map, Density Bonus, Ground Lease and Development Agreement at a portion of the Costa Mesa Senior Center at 695 West 19th St (Resolution No. 2025-04) on March 18, 2025. The project includes a 93,972 square-foot (including the first-floor parking area), four-story building with 70 residential units designed over a podium garage. Thirty-five of the proposed housing units must be occupied by low-income (60% to 79% of area median income) senior households for independent living. Thirty-four units are proposed as permanent supportive housing units occupied by very-low income (30% to 59% of the area median income) senior households. One unit will be un-restricted and occupied by an on-site resident manager. The property is located on a Housing Opportunity Site.

<https://costamesa.legistar.com/View.ashx?M=F&ID=14113206&GUID=7CFA0815-3D04-47DF-92D9-31B7FF7F51E9>

Housing Production

In 2025, the City entitled 346 residential units. Additionally, permits were issued for 230 residential units, and construction was completed for 84 residential units. The permitted units include 136 very low-income, 33 low-income, 27 moderate-income and 34 above moderate-income units.

Homekey Project at 2274 Newport Blvd

The Motel 6 property located at 2274 Newport Blvd involves the acquisition and two-phase adaptive reuse of an 87-unit motel (including an on-site manager's unit) into affordable and permanent supportive housing. All motel rooms will be converted to 300-square-foot studio apartments with new kitchenettes, countertops, flooring, paint,

fixtures, appliances, and furniture. Additional common areas for residents include a new outdoor patio, smoking area, dog run, and community garden to encourage social interaction among residents. This project, also referred to as Mesa Vista Apartments, will be developed in two phases. Phase I is complete and the building permits for Phase II were issued in March 2025 and construction is underway. Phase I included the on-site manager's unit, and 40 permanent supportive housing units, of which, six are set aside for extremely low-income households while 34 are reserved for low-income households. Phase II includes the conversion of the remaining 46 housing units available to households earning up to 50% (very low-income) of the Area Median Income.

<https://www.costamesaca.gov/trending/project-homekey>

Homekey Project at 1400 Bristol St

A Homekey Project has been approved at the former Travelodge Inn at 1400 Bristol Street. American Family Housing, Inc. and the County of Orange have secured a \$29.0 million dollar grant to acquire the site and convert existing rooms into 76 income/deed-restricted and two manager's units. A building permit was issued, and construction began in 2025. For this project, the City Council approved a \$1.5 million ARPA funded grant and a \$2.5 million Low- and Moderate-Income Housing Fund loan to help bridge the remaining funding gap.

<https://www.costamesaca.gov/trending/project-homekey>

Preapproved Accessory Dwelling Unit (ADUs)

In January 2025, the City initiated a preapproved ADU program. The City is currently reviewing thirteen designs for inclusion in the program. The City has a dedicated webpage to assist property owners in the ADU permitting process. The webpage includes a development standard table and FAQ document. It will be updated as needed to highlight grant funding opportunities, when available.

<https://www.costamesaca.gov/government/departments-and-divisions/economic-anddevelopment-services/planning/accessory-dwelling-units-adu>

Tenant Protection Program Fair Housing

The City approved a Tenant Protection Program that progresses the City's Fair Housing goals adopted in the City's Housing Element. The City's Tenant Protection Program includes adoption of Urgency Ordinance No. 2023-04 amending various section of Costa Mesa Municipal Code, allocation of funds to support the program and create three full time staff positions to implement, monitor and enforce the Ordinance, and conduct outreach to landlords. Since adoption of the urgency Ordinance, staff has made specific changes to the City's permitting process to require an applicant for a building permit to inform staff when a tenant eviction will occur. When staff is notified

of a potential eviction, staff evaluates the building permit scope of work to determine the appropriate tenant protection process. A similar process is also included when staff is notified by a tenant who is being evicted. Implementation of the program is ongoing and for this planning period the City received no-fault eviction notices affecting ten households. Of those affected:

- Eight evictions notices were authorized resulting in the lawful eviction of the household. Each one of these households was contacted by a City Outreach Worker to offer voluntary assistance during the eviction process.
- Two eviction notices were denied resulting in the eviction being reversed. These households were allowed to remain in their homes.

<https://www.costamesaca.gov/trending/tenant-protections>

Bridges Homeless Shelter and Street Outreach Team

In 2025, the City Outreach Team contacted and offered services to over 2,600 unsheltered individuals and responded to over 2,000 calls for assistance through the Network for Homeless Solutions Hotline. Further, the Bridge Shelter assisted a total of 238 individuals with emergency shelter services. Combined, Outreach and Bridge Shelter staff assisted 64 individuals with securing permanent housing and ending their homelessness. The City continues to administer the \$4.2 million Behavioral Health Bridge Housing (BHBH) grant in partnership with the OC Health Care Agency to serve people experiencing homelessness who are diagnosed with Serious Mental Illness and/or Substance Use Disorder.

<https://www.costamesaca.gov/trending/costa-mesa-bridge-shelter>

REAP 2.0 Grant

In October 2025, the City applied for REAP 2.0 grant program funds to further Housing Element Programs, bring the City into compliance with State law, and further promote and streamline housing production. A consultant was selected from the OCCOG bench in January 2026, with the project kick-off beginning in 2026, and is expected to be completed in summer of 2026. Specifically, the REAP 2.0 grant is anticipated to be used to address the following Housing Element Programs:

- Affordable Housing Development (Program 2B): Provide recommendations for development incentives for affordable housing projects that meet objective evaluation criteria.
- Environmental Justice Policies (Program 2G): Review the City's SB 535 community for underutilized sites, review the General Plan, and provide recommendations to amend portions of the General Plan to identify existing and incorporate new environmental justice policies within the General Plan, in accordance with SB 1000.
- State Density Bonus Ordinance (Program 2I): Review the City's existing ordinance and provide recommendations to comply with State Density Bonus Law.

- Explore Potential Future Housing Opportunities on Church Sites (Program 3K): Analyze faith-based organization sites in Costa Mesa to identify opportunities for infill housing, develop a streamlined process for reviewing and approving housing on faith-based organization properties.
- Accessory Dwelling Unit (ADU) Ordinance Updates (Program 3E): Review the City's ADU ordinance and recommend any updates required to comply with State law and encourage and facilitate new housing development.

5. Conservation Element

The purpose of the Conservation Element is to preserve, protect, and replenish the limited natural resources in the City, including water, open space, and sensitive habitats. In addition, this element addresses the management of energy resources and opportunities to integrate sustainability considerations into City policies. This element establishes a policy framework that:

- Identifies areas in Costa Mesa with substantial natural resources
- Provides for programs aimed at resource conservation

Conservation Element Implementation (2025)

Initiation of the development of a citywide Climate Action and Adaptation Plan (CAAP)

The City 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. The City's CAAP will include an inventory of greenhouse gas (GHG) emissions; clear GHG emission reduction targets; goals, strategies, and actions to enable the City to achieve or exceed GHG reduction goals; a vulnerability assessment to understand climate-related impacts; climate adaptation and resilience strategies; and means of reporting and monitoring the effectiveness of the plan. The CAAP is expected to be adopted in 2026.

<https://costamesa.legistar.com/View.ashx?M=F&ID=13367898&GUID=C2B58ABA-C759-4947-A125-7637198D0E1F>

Continued to Operate the Green Business Program and Certify Three Green Businesses

The Green Business Program helps businesses operate sustainably and receive public recognition for their efforts. These businesses implement practices that reduce energy and water consumption, prevent pollution, divert waste from landfills and assist staff in creating a cleaner healthier environment for their employees. In 2025, three businesses were added to the Green Business Program, including IKEA, a national furniture retailer.

<https://www.costamesaca.gov/business/green-business-program>

Fairview Park Improvements and Restoration

The City conducted the following activities to further restoration and improvement efforts at Fairview Park:

- The City continued to consult with State wildlife officials regarding wetlands maintenance permitting and performed wildlife monitoring while performing required maintenance activities.
- Staff prepared and presented to the City Council the Fairview Park Master Plan Update, including updated biological resource reports, restoration opportunities assessment, trail mapping, and sensitive resource protection measures and gathered extensive community feedback while carrying out community outreach activities and workshops for the project.
- 2025 was the 3rd year of the post-planting restoration effort for the Fairview Park Vernal Pools 5, 6, and 7 and Associated Watershed Restoration Project in Fairview Park. Performed ongoing vegetation maintenance, monitoring, and reporting to the United States Fish and Wildlife Service (USFWS) in fulfillment of the approved restoration plan.
- The restoration plan was initiated for the implementation of the Fairview Park Mesa Restoration Coastal Sage Scrub and Flower Fields Restoration, beginning a multi-year project to restore and enhance a 15-acre area of Coastal Sage Scrub and Flower Fields habitat on the Fairview Park Mesa.
- The City consulted with qualified biologists, as well as representatives from the United States Fish and Wildlife Service (USFWS) and California Department of Fish and Wildlife (CDFW) in the preparation of plans and wildlife protection measures for City projects and applicable activities in Fairview Park.

<https://www.costamesaca.gov/community/fairview-park>

Community Based Events

The City hosted multiple monthly community-based restoration activities to expand public education and participation in local restoration efforts and facilitated community stewardship and public participation for the City's conservation efforts by hosting volunteer restoration activities including native planting and invasive species removal activities.

<https://www.costamesaca.gov/community/fairview-park/volunteer-opportunities>

6. Noise Element

The purpose of the Noise Element is to identify noise sources in Costa Mesa and define strategies for reducing the negative impact of noise on the community. The Noise Element

identifies baseline and projected noise levels so that this information can guide future land use decisions in a manner that limit noises and its effect on the community.

Noise Element Implementation (2025)

Entitlement Findings and Conditions of Approval

The City processed 21 conditional and minor conditional use permits which were reviewed for noise impacts to surrounding properties.

<https://ecode360.com/42616720>

Noise Ordinance

The City continued to enforce Chapter XIII of Title 13 (Noise Control), which establishes permitted noise levels at various times of the day as well as hours for construction activity, to mitigate noise impacts to residential properties within the City.

<https://ecode360.com/42619123>

7. Safety Element

The Safety Element identifies and evaluates public health and safety hazards, and provides measures that can reduce unreasonable risks and minimize potential losses in the event of natural or human-caused disasters. The Safety Element addresses emergency preparedness and coordinated response, police and fire protection, and emergency services by:

- Reviewing the regulatory framework that guides public safety planning efforts
- Highlighting key findings and recommendations based on assessed conditions
- Establishing goals with respect to public safety and welfare
- Defining the policies and implementing actions to address public safety issues
- Identifying lead responsibilities for each implementation action

Safety Element Implementation (2025)

Initiation of updates to the Safety Element of the General Plan

The Safety Element's purpose is to protect the community from risks associated with natural and human-made hazards such as earthquakes, wildfires, flooding, hazardous materials, and emergency preparedness. State law requires that jurisdictions periodically update their Safety Element 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. The City adopted its LHMP in 2023, and the Safety Element is in the process of being updated to incorporate LHMP policies and findings, update map figures for fire hazards to correspond with State issued maps in 2025, flood hazards, and any other maps that

may have been updated since the Safety Element adoption in 2016. In addition, environmental justice policies may be incorporated to comply with SB 1000 and the City's Housing Element program 2G. The Planning Commission held a study session regarding the Safety Element update on September 8, 2025. The City anticipates adoption of an updated Safety Element in 2026.

<https://costamesa.legistar.com/View.ashx?M=F&ID=14754468&GUID=569000F3-E886-44E3-BDD9-47ED50C7A063>

Fire Station No. 4 Training Tower and Site Improvement Project

Construction was completed on the Fire Station No. 4 Training Facility Project, which was a critical infrastructure initiative led by the City of Costa Mesa to modernize and upgrade its fire training capabilities. The project replaces a 1966-era training tower that no longer meets safety, structural, or operational standards. The project established a state-of-the-art regional training center.

<https://costamesa.legistar.com/View.ashx?M=A&ID=1181950&GUID=A3FD427C-1410-4DFC-B803-09262B6873CE>

Conceptual Design of Fire Station No. 2 Reconstruction Project

The Fire Station No. 2 Reconstruction Project includes implementation of temporary living and operational quarters for firefighters during construction. Complete demolition of existing station built in 1966 and construction of a new Fire Station to LEED Gold standards.

<https://costamesa.legistar.com/LegislationDetail.aspx?ID=6891889&GUID=F43B59B9-6CD1-4256-81CD-A0F1C7E2FA7F>

Annual Fire Inspections pursuant to SB 1205

Inspect public and private schools, hotels, motels, lodging establishments and apartment buildings SB 1205 requires fire departments to perform annual inspections pursuant to Sections 13146.2 and 13146.3 and to report annually to their administrating authority on compliance therewith.

<https://costamesa.legistar.com/View.ashx?M=F&ID=14253387&GUID=A55AEC57-6D16-42D1-9B72-302190F5853F>

Development of Emergency Management Resources

Developed an Office of Emergency Management webpage on the City website and Emergency Preparedness Guide in order to share preparedness information with the community.

<https://www.costamesaca.gov/government/departments-and-divisions/the-office-of-emergency-management/emergency-preparedness>

8. Community Design Element

The Community Design Element promotes quality design for every aspect of a community, such as buildings, structures, paths, corridors, districts, nodes, landmarks, natural features, and significant landscaping. It ensures each development in the private or public realm enhances the sense of place for the City, district, and the site itself. The goals, objectives, and policies in this element aim to express the City's parameters for quality design and development. While this element does not dictate specific design guidelines, it does provide policies to ensure projects meet the community's expectations for quality design and development.

Community Design Element Implementation (2025)

Evaluation of Project Design

The City processed 20 entitlements for residential, commercial and industrial developments for compatibility with the surrounding neighborhoods and for design quality. The residential developments were also evaluated for consistency with the Residential Design Guidelines.

<https://ecode360.com/42616720>

Residential Design Guidelines

The City issued 380 permits for new residential construction and remodels that were evaluated for compliance with the City's Residential Design Guidelines.

<https://www.costamesaca.gov/home/showpublisheddocument/13567/636742375432370000>

9. Open Space and Recreation Element

The purpose of the Open Space and Recreation Element is to sustain the network of open space and recreation resources for today's residents and future generations. The goals, policies, and objectives contained in this element aim to protect, maintain, and enhance open spaces for all purposes and to meet recreation needs. This also describes how Costa Mesa can promote the City's identity as a "City of the Arts".

Open Space and Recreation Element Implementation (2025)

Expansion of Shalimar Park

Community Works Design Group finalized the design of improvements and expansion of Shalimar Park.

<https://costamesa.legistar.com/View.ashx?M=F&ID=13209942&GUID=E1350A78-12C7-407F-82BC-A8E058D98814>

Expansion of Ketchum-Libolt Park

Architerra Design Group, Inc. finalized the design of improvements and expansion of Ketchum-Libolt Park.

<https://costamesa.legistar.com/View.ashx?M=F&ID=13053572&GUID=0313235B-251D-4257-A7EB-8065BF653BAC>

Improvements to TeWinkle Lake System

PACE finalized the design of improvements to the TeWinkle Lake System.

<https://costamesa.legistar.com/View.ashx?M=F&ID=12288663&GUID=353C878A-A8D4-4529-9C68-BB8360368FBE>

Lions Park Café Remodel

Johnson Favaro finalized the design for the remodel of the Lions Park Café and construction began for the improvements.

<https://costamesa.legistar.com/View.ashx?M=F&ID=12419769&GUID=4E210071-49AD-461D-A6CB-C3D87D878F25>

Youth and Teen Recreation Programs

The City provided the following youth and teen programs:

- Sports, Art, and Music Camp, known as SMART Camp, is a free summer camp for children entering 4th through 8th that provides free breakfast, lunch, and instruction from Newport Mesa Unified School District teachers and coaches. The program is a joint venture between the NMUSD and the City of Costa Mesa and the 2025 camp had 792 enrollments.
- The City of Costa Mesa's Downtown Aquatic Center operates year-round and provides youth swimming lessons three seasons out of the year. In addition to providing approximately 300 swimming lessons to the public, Costa Mesa entered into a MOU with the NMUSD to provide free swimming lessons in the spring and summer seasons directly to Title 1 students at College Park, Whittier, Killybrooke, and Victoria elementary schools. The Ben Carlson foundation provided free swimsuits to all participants and NMUSD provided free transportation. A total of 109 students from the four schools were served.

- The City of Costa Mesa works with the Newport Mesa Unified School District through a joint use agreement to maximize use of 52 athletic fields within the City. In 2025, 7,789 kids utilized those fields through 25 different athletic organizations. An additional 14 adult athletic organizations representing 691 adults utilized 15 athletic fields.
- The Costa Mesa Teen Program operates two after school teen centers, holds four seasonal events, holds Friday night excursions, and a summer camp. 111 teens were registered for the teen centers, 226 teens attended the events, the excursions had 140 registrants, and 24 to 26 teenagers attended each week of summer camp.
- Costa Mesa hosts a free youth sports program titled Be Fit! Five sports are offered throughout the year. 111 kids participated in the basketball league, 74 in the cheer leader program, 124 in the volleyball league, 108 in the summer running club, and 60 kids participated in the pickleball league.
- The City of Costa Mesa offers a year-round preschool program for children ages 3 to 5 years called LEAP, which stands for Learn, Explore, and Play. The program had between 26 to 36 children enrolled every month of the school year and 44 children enrolled every month during the summer season.
- Costa Mesa runs a series of day camps that operate during all NMUSD breaks to keep kids busy with making friends and memories while school is out. In 2025, Camp Costa Mesa has 1,042 enrollments.
- The City operates an after-school program called ROCKS that stands for Recreation On Campus for Kids. The program operates directly on nine elementary school sites during the school year and two locations during the summer. A total of 1,896 unique children utilized the service in 2025.

<https://www.costamesaca.gov/government/departments-and-divisions/parks-and-community-services/programs/youth-and-teen-programs>

Senior Recreation Programs

The City provided the following senior programs:

- The Costa Mesa Senior Center partners with OC Meals on Wheels and Second Harvest Food Bank to provide nutritional services to senior citizens in Costa Mesa. In 2025, 15,035 hot meals were served to senior citizens and Meals on Wheels delivered another 20,721 through the Home Delivered Meals program that operates out of the senior center. Second Harvest Food Bank provides a variety of grocery items that are distributed every other Friday at the senior center. A total of 4,510 people utilized the service in 2025.
- In 2025, the Costa Mesa Senior Center's Senior Mobility program was awarded an Enhanced Mobility for Seniors and people with Disabilities (EMSD) grant to sustain its significant ridership levels through 2026. The grant funded 13,698 rides in 2025.

<https://www.costamesaca.gov/community/costa-mesa-senior-center>

10. Historical and Cultural Resources Element

Costa Mesa's historical and cultural resources provide an important connection to the past, while shaping the community's identity and direction for the future. To foster this connection, the Historical and Cultural Resources Element provides the regulatory framework for identifying, maintaining, and restoring the City's historical and cultural resources. Furthermore, the element ensures that these resources are preserved to satisfy the following objectives:

- To safeguard the City's heritage
- To encourage public knowledge, understanding, and appreciation of the City's past
- To foster civic and neighborhood pride and a sense of identity
- To preserve diverse and harmonious architectural styles and design preferences
- To enhance property values, and to increase economic and financial benefits for the City and its inhabitants
- To protect and enhance the City's attractions for tourists and visitors

Historical and Cultural Resources Element Implementation (2025)

Leroy Anderson House

In 2024, the Leroy Anderson House was placed on the City's Local Historic Register and received a Mills Act tax benefit. The structure is locally significant because it reflects the transitional period of early residential development during which the former farming community of Harper evolved from an agricultural area to the more densely developed town of Costa Mesa, and is one of the earliest residences constructed in the Newport Heights Tract during that period. The house was also the long-term residence of Leroy P. Anderson, a prominent local attorney who was instrumental in the early development of Costa Mesa. The historic plaque was purchased in 2025 for the Leroy Anderson House located at 208 Magnolia Ave, which was presented to the property owners in early 2026.

Local Register of Historic Places

The City did not receive any applications for the Local Register of Historic Places in 2025.

VI. Planning Projects and RHNA Progress

1. Planning Projects

The Development Services Department processed a variety of long range and current planning projects during 2025, including, but not limited to, ordinance and general plan amendments, conditional and minor conditional use permits, and design and development reviews.

In 2025, the City reviewed 56 planning projects and approved 65 projects. These projects include approvals at the staff, director, Zoning Administrator, Planning Commission and City Council levels. Additionally, the City Council approved two City Projects, a technical

code cleanup and an amendment to the Land Use Element to conform with the Housing Element.

The City approved planning applications (entitled) for 346 housing units and issued building permits for a total of 230 housing units, including 136 very low-income units, 33 low-income units, 27 moderate-income units, and 34 market rate (above moderate) units. A few of these housing development projects are located at 3150 Bear St, 220 Victoria St, the Costa Mesa Senior Center (695 W 19th St), 960 W 16th St, and a Single Room Occupancy conversion at the Mesa Motel (2205 Harbor Blvd). Of these projects, two applications requested and received approval for State density bonus incentives and/or waivers at 3150 Bear St and 695 W 19th St. The City approved two planning projects in 2025 that utilized density bonus law at 3150 Bear St and 695 W 19th St.

Economic and Development Services – 2025 Private Development Activities		
	Application Received	Entitled (Planning)
Staff Review		
Gate Permit	2	3
Landscape Plan Check	1	1
Outdoor Dining Application	1	2
Preapplication Review	1	2
<i>Subtotal</i>	5	8
Director Review		
Development Review	4	4
Minor Modification	11	12
Reasonable Accommodation	2	1
<i>Subtotal</i>	17	17
Zoning Administrator Review		
Antenna Plan Check	2	0
Minor Conditional Use Permit	11	12
Minor Design Review	1	0
Planned Signing Program	2	3
Public Convivence of Necessity	0	1
<i>Subtotal</i>	16	16
Planning Commission Review		
Appeal	1	1
Conditional Use Permit	7	9
Design Review	2	2
Master Plan	1	2
Tentative Parcel Map	3	4
<i>Subtotal</i>	14	18
City Council Review		

Appeal	2	2
General Plan Amendment	2	2
City Project	N/A	2
<i>Subtotal</i>	4	6
Grand Total	56	65

2. Progress in meeting the City's Share of Regional Housing Needs (RHNA)

Government Code Section 65400(a)(2)(B) provides: "The Housing Element portion of the Annual Progress Report ... shall be prepared through the use of forms and definitions adopted by the Department of Housing and Community Development ..." The tables provided in Appendix A demonstrates the progress made in meeting the City's share of regional housing needs. HCD requires a report format that consists of Excel spreadsheets. Therefore, Appendix A also addresses the progress in meeting housing goals and objectives specified in the Housing Element. A summary of the City's 2025 housing production is provided below.

In 2025, the City's 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 approved as building permits (processed by the Building Division) for a total of 245 housing units.

Entitled (Planning) Housing Units by Category (2025)

Housing Category	Entitled (Planning) Units
Single Family – Attached	36
Single Family – Detached	71
Multi-Family	239
Total	346

Permitted (Building) Housing Units by Category (2025)

Housing Category	Approved Units
Single Family – Attached	6
Single Family – Detached	13
Accessory Dwelling Units (ADUs)	89
Multi-Family	122
Total	230

Constructed Housing Units by Category (2025)

Housing Category	Constructed Units
Single Family – Attached	0
Single Family – Detached	11
Accessory Dwelling Units (ADUs)	73
Multi-Family	0
Total	84

Entitled (Planning) Housing Units by Affordability (2025)

Housing Category	Entitled Units
Very Low – Deed Restricted	87
Very Low – Non Deed Restricted	0
Low – Deed Restricted	0
Low – Non Deed Restricted	35
Moderate – Deed Restricted	0
Moderate – Non Deed Restricted	0
Above Moderate	224
Total	346

Permitted (Building) Housing Units by Affordability (2025)

Housing Category	Approved Units
Very Low – Deed Restricted	122
Very Low – Non Deed Restricted	14
Low – Deed Restricted	0
Low – Non Deed Restricted	33
Moderate – Deed Restricted	0
Moderate – Non Deed Restricted	27
Above Moderate	34
Total	230

Constructed Housing Units by Affordability (2025)

Housing Category	Constructed Units
Very Low – Deed Restricted	0
Very Low – Non Deed Restricted	22
Low – Deed Restricted	0
Low – Non Deed Restricted	35
Moderate – Deed Restricted	0
Moderate – Non Deed Restricted	14
Above Moderate	13
Total	84

Total Building Permits Issued in 6th Cycle (June 2021 – December 2029)

Income Category	RHNA Allocation	June 2021 – December 2024	2025	Total RHNA Progress
Very Low Income	2,919 units	138 units	136 units	274 units
Low Income	1,794 units	162 units	33 units	195 units
Moderate Income	2,088 units	52 units	27 units	79 units
Above Moderate Income	4,959 units	61 units	34 units	95 units
Total	11,760 units	413 units	230 units	643 units

VII. Additional Information and Activities

1. Active Transportation Committee

The Active Transportation Committee helps plan and implement a robust Active Transportation network for the City by improving bicycle and pedestrian connectivity throughout the City. The Committee meets monthly and consists of nine members.

The mission of this committee is to:

- Focus on the review and update of the City's Master Plan of Bikeways and improvements to be made to bikeways in the City; and
- Evaluate the bikeability and walkability of our City in order to make recommendations for improvement to the City Council

Notable actions of the Active Transportation Committee in 2025 are:

- Promoted an Active Transportation culture within the community including representation of Active Transportation Programs at community events such as Walk/Bike to School Day, Earth Day, and bicycle safety education events.
- Provided guidance on City projects and programs related to active transportation including monthly meetings to discuss Active Transportation issues within the community and participation in community scoping meetings such as for the Fairview Road Transportation Improvements Project (Adams to Fair Drive), and the Safe Routes to School Action Plan.
- Support in the grant writing and project recognition process including providing letters of support for various grant pursuits including Safe Streets and Roads for All and Orange County Complete Streets Program and for various awards and recognition including Pinecreek Intersection Improvements Project and League of American Bicyclists – Bicycle Friendly Communities

2. Animal Services Committee

The purpose of the Animal Services Committee (ASC) is to provide advice and recommendations to the City Council on animal services issues and to promote pet licensing, assist with planning and execution of animal-related events (e.g., Barktoberfest). In addition, the Animal Services Committee works to maintain, educate, enrich, and promote animal services programs and resources throughout the City, and to monitor the animal care and control function of the City (e.g., live release rates, adoption, veterinary care, fostering, pet licensing) and advise the City Council of any issues that should be addressed. The Committee meets every other month and consists of seven members.

The goals of the Committee are to:

- Promote pet licensing within the City
- Assist with planning of animal related events
- Explore and provide recommendations to improve animal services

Notable actions of the Animal Services Committee in 2025 are:

- Began the implementation of a Residential Beekeeping permit that was approved by City Council at the end of 2024 and implemented in the City in January 2025.
- Began the implementation of a Trap Neuter Return program for community cats.
- Assisted Animal Services staff in the creation of a draft ordinance which would allow community cats to be free roaming as well as the allowance of local animal advocates to practice TNR within City Limits for Costa Mesa cats. At this time, the draft ordinance is pending submission/review by City Council.

3. Arts Commission

In March 16, 2021, City Council approved the creation of the Arts & Culture Master Plan. In this Master Plan, one of the subsection goals was to establish a City Arts Commission. The Commission meets monthly and consists of seven members.

The general objectives of the Arts Commission are to:

- Ensure that the City of Costa Mesa is a place where creativity can flourish.
- Create a place where imagination, inspiration and innovation are held in high regard, where Arts Education is essential to all and a place where Arts and Culture can promote civic pride and enrich the daily lives of the Costa Mesa community.

Notable actions of the Arts Commission in 2025 are:

- Approved new Arts Grant Guidelines and introduced a new discounted use of city parks and community facilities for grantees, aimed at reducing event production costs and increasing artist participation.
- Initiated Arts & Culture Master Plan Update, marking a key early step toward aligning future cultural initiatives with community needs.
- Approved nomination for new Poet Laureate, Danielle Hanson. Daniel Hanson will serve for a two-year period (2025-2027).

4. Fairview Park Steering Committee

The purpose of the Fairview Park Steering Committee is to provide advice to the City Council regarding the items listed below. The Committee meets every other month and consists of seven members.

- The implementation of the Fairview Park Master Plan
- The impacts of Measure AA on Capital Improvement Program projects, maintenance and activities
- Present on annual report to the City Council describing the progress that has been made on implementation of the Fairview Park Master Plan and its accompanying Measure AA

- Recommend approval of grant applications, partnerships and volunteer activities for the maintenance and implementation of the Fairview Park Master Plan
- Develop a comprehensive Interpretive, Guide and Regulatory Sign program that addresses cultural and biological resources as well as its history.

Notable actions of the Fairview Park Steering Committee in 2025 are:

- Developed and approved recommendations for the Fairview Park Master Plan Update.
- Played a central role in reviewing and approving recommendations that formed the foundation of the Draft Fairview Park Master Plan Update. In 2024 and 2025, the committee examined findings from technical studies and provided guidance that shaped the framework of the updated Master Plan. These recommendations were later forwarded through the Parks and Community Services Commission and to the City Council in 2025.
- Advanced the Draft Fairview Park Master Plan Update to Public Review.
- Worked to develop and distribute of the Draft Fairview Park Master Plan Update for public review in October 2025. The draft reflects enhanced environmental, cultural, and recreational resources planning and represents years of research and community engagement.
- Provided oversight and feedback on Capital Improvement Projects in Fairview Park.

5. Finance and Pension Advisory Committee

City Council approved merging the Finance Advisory Committee and the Pension Oversight Committee and name the merged committee The Finance and Pension Advisory Committee. Four members have pension knowledge and five members are individuals that have backgrounds that include experience in securities trading, financial planning, banking, auditing, accounting or a closely related and relevant field. All members are residents or individuals that conduct business within the City. The Committee meets monthly and consists of nine members.

The Criteria and Scope of the Finance and Pension Advisory Committee are:

- Provide advice to the City Council regarding events and issues which may affect the financial status of the City.
- Review short- and long-range financial planning and funding.
- Review the City's financial documents and statements.
- Serve as the review panel during the selection of the City's auditor.
- Make recommendations to the City Council regarding amendments to financial and budgetary policies and processes.
- Review and make recommendations regarding City support or opposition to proposed state or federal legislation which impacts the City's finances.
- Meet at least quarterly to review the City's investment portfolio to ensure compliance with the approved investment policy.

- Annually review the City's investment policy and recommend changes to the City Council.
- Evaluate annual and long-term pension and financial impacts from changes in CalPERS contribution rates and/or actuarial schedule changes.
- Evaluate alternative, sustainable retirement benefit solutions.
- Review existing and tentative labor contracts as they relate to pension and compensation packages, including any impact to the Unfunded Pension Liability.
- Review alternative financing methods potentially available to the City for the Unfunded Pension Liability.
- Review retiree medical programs and costs.
- Perform such other duties or studies as may be directed by City Council.

Notable actions of the Finance and Pension Advisory Committee in 2025 are:

- Prepared and proposed new fees for City Council review and approval, including a Credit Card Processing Fee and a Technology Enhancement Fee.
- Continued facilitating the implementation of the new Enterprise Resource Planning system, which will streamline Finance Department operations in the City and improve customer service.

6. *Housing and Public Service Grants Committee*

The Housing and Public Services Grants Committee works to promote community understanding of the community development process and activities funded by the U.S. Department of Housing and Urban Development (HUD) for the Community Development Block Grant (CDBG) program. On March 5, 2025, the Housing and Public Services Grants Committee provided funding recommendations to the City Council, as a part of the Annual Action Plan, for eight nonprofit organizations that provide services to low-income households for the FY 2025-26 funding cycle. On September 17, 2025, the Housing and Public Services Grants Committee reviewed the Consolidated Annual Performance and Evaluation Report (CAPER) for the program activities related to the FY 2024-25 funding and recommended submittal to HUD.

7. *Mobile Home Park Advisory Committee*

The goal the Mobile Home Park Advisory Committee is to help improve the quality of life in mobile home parks and to review matters concerning mobile home parks in the City of Costa Mesa through healthy communication with park owners, mobile home owners, and the City Council. The committee is comprised of nine members: three Costa Mesa mobile home park owners (or their representative), four mobile home park residents and two independent citizens at-large with no affiliation or relationship with mobile home parks. The Committee meets on a quarterly basis and held three meetings in 2025, which led to information improvements being included on the City's webpage relating to programs available to mobile home park residents that meet eligibility criteria, such as the City's Residential Rehabilitation Program.

8. Parks and Community Services Commission

The Parks and Community Services Commission consists of seven members appointed by City Council. The Commission advises and makes recommendations to City Council on matters pertinent to public parks, recreation programs, equipment, facilities and improvements in operation and administration for the benefit of the residents of the City. The Commission meets monthly and consists of seven members.

The Roles and Responsibilities of the Parks and Community Services Commission are:

- Advises City Council on matters pertaining to Parks, Arts, and Community Services planning.
- Review the annual budgets for the maintenance of facilities and City programs.
- Provides recommendations on projects as it relates to Parks, Arts, and Community Services.
- Other duties as the Council, may from time to time, decide.

Notable actions of the Parks and Community Services Commission in 2025 are:

- Created Capital Improvement Project Values and Principles Guidelines for use during the upcoming CIP review.
- Provided recommendations regarding the Fairview Park Master Plan Update for City Council Review.
- Approved six memorial donations includes benches and trees at City parks.
- Approved the conceptual designs for Brentwood Park and Skate Park expansions.

9. Planning Commission

The Planning Commission functions as an advisory body to the City Council on issues related to the long-term growth and development of the community. The commission holds public hearings and provides recommendations to the council on requests for general plan amendments, rezones, specific plans, environmental impact reports and amendments to the City's Zoning Ordinance.

The Planning Commission is a seven-member board appointed by the City Council that has the authority to take final action on a variety of planning applications, including conditional use permits, variances, planned development projects, and tentative tract and parcel maps. Appeals of the Planning Commission's decisions are considered by the City Council. The Planning Commission meets twice a month, and reviewed 22 projects in 2025.

10. Traffic Impact Fee AD HOC Committee

The Traffic Impact Fee AD HOC Committee assists staff to develop and review the City's traffic impact fees.

11. Orange County Council of Governments

The City is a member of the Orange County Council of Governments (OCCOG). OCCOG serves as Orange County's sub-regional planning organization with the Southern California Association of Governments (SCAG), our Metropolitan Planning Organization (MPO), who lead the development of Orange County's regional planning documents and coordinate data collection for regional purposes that facilitate items such as the RHNA process so our county can compete for state and federal funding. OCCOG representatives on the SCAG Board make sure Orange County's voice is heard when regional policy-making takes place. OCCOG is a voluntary joint-powers agency that provides a vehicle for member agencies to engage cooperatively on matters important to the county as a whole. OCCOG conducts studies and projects designed to improve and coordinate common governmental responsibilities across the county. Meetings are held on a monthly basis.

12. California Sober Living and Recovery Task Force

The City is a member of the California Sober Living and Recovery Task Force. The Sober Living and Recovery Task Force's mission is to combine expert education and research, public input, and bi-partisan regional ideas and initiatives to determine critical pathways forward for possible short and long-term policy solutions that help those in recovery, as well as community members and neighborhoods that have been impacted. This task force meets on a quarterly basis.

VIII. Conclusion

The Costa Mesa 2015-2035 General Plan serves as an effective guide for orderly growth and development, preservation and conservation of open space land and natural resources, and efficient expenditure of public funds. The General Plan is the City's land use constitution and guiding vision. Updating and maintenance of the General Plan is a continuous process. The City of Costa Mesa implements the General Plan's vision on a day-to-day basis in its many development, policy, planning, and housing projects and strives to include the public in the decision-making process. Any updates to the General Plan will correspond with LCI guidance on the topic and amendment process.

As illustrated, completed City projects such as, but not limited to, adopted ordinances, zoning code updates, and completed street and park improvements are in conformance with the General Plan's goals, objectives, and policies for each respective element. Furthermore, significant progress on various public works projects or private developments are also in compliance with the 2015-2035 General Plan. The City's legislative bodies have used the 2015-2035 General Plan as the primary source of long-range planning and policy direction. All future development and activities will be consistent with these goals and policies that will continue to guide growth and preserve the quality of life within the community.

Appendix A - 6th Cycle Housing Element Annual Progress Report Form 2025