



**Community Visioning Update**  
Costa Mesa Planning Commission Meeting  
November 10, 2025

# Project Overview



- Adopted by City Council in 2022
- State mandated chapter (element) of the City's General Plan
- Updated every 8 years (cycle)
- Studies housing conditions
- Establishes programs to address housing (like identifying sites to accommodate City's RHNA)
- City is required to implement the programs (like rezoning sites and updating zoning code)



- Ballot measure approved by Costa Mesa voters in 2022
- Authorizes City to update zoning regulations to allow housing in commercial and industrial areas
- Creates new opportunities while preserving existing neighborhoods
- Community visioning is required prior to rezoning

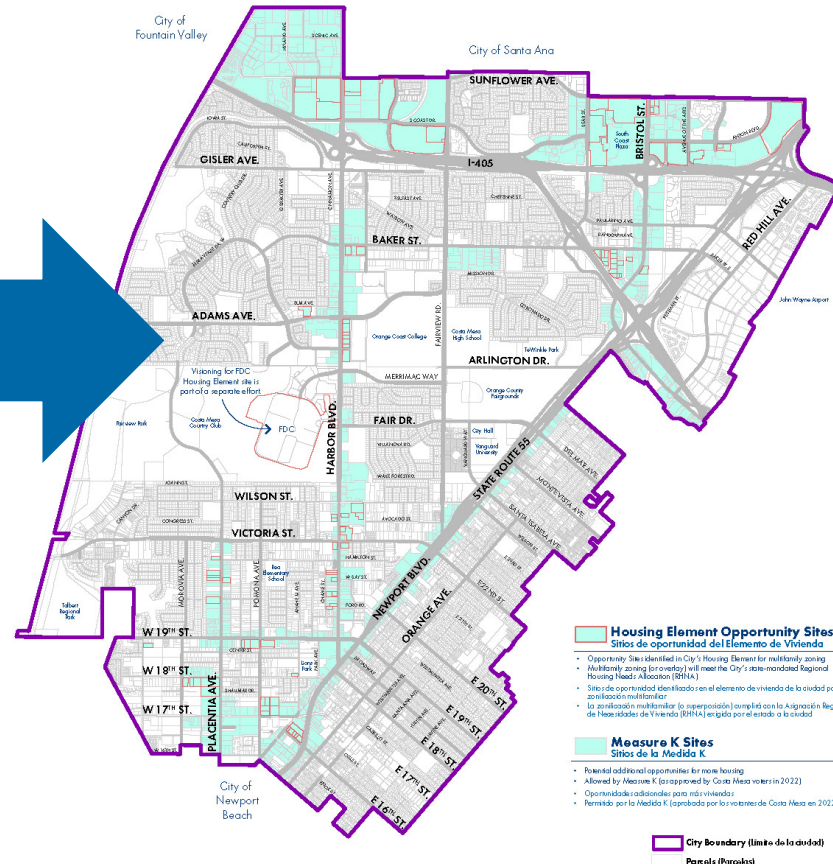
# Its objective is to implement the Housing Element:

# 1

## Housing Development Opportunities

- Rezone sites to allow housing development
- Sites are identified in Housing Element and Measure K
- Prioritizes housing near jobs and amenities, while preserving existing neighborhoods

Map of sites to be rezoned:



# 2

## Zoning Code Amendments

- Update the zoning code to comply with state housing laws
- Streamline permitting for new housing projects
- Prepare objective design standards for multifamily and mixed-use developments

# Community visioning through **OUTREACH & ENGAGEMENT**

- Envision with the community to inform the effort
- Inform the public about the effort
- Create multiple opportunities for participation
- Satisfy Measure K and Housing Element requirements
- Foster hope for the future



## Overview of Round 1

# COMMUNITY VISIONING

Multi-layered to offer various opportunities, locations, and formats to hear from a variety of voices.



1

### CITYWIDE OPEN HOUSE

Jul 2025



3

### COMMUNITY WORKSHOPS

Aug-Sep 2025

*Newport & Harbor Blvd  
Westside Walking Tour  
North Costa Mesa & SoBECA*



3

### FOCUSED DISCUSSIONS

Sep-Oct 2025

*Newport & Harbor Blvd  
Westside  
North Costa Mesa & SoBECA*



12

### POP-UP EVENTS

Aug-Oct 2025



1

### ONLINE SURVEY

Sep-Oct 2025

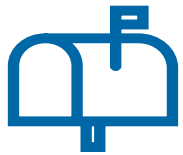
## ROUND 1

# GETTING THE WORD OUT

Several methods of notification were used to raise awareness of the effort, share information, and invite Costa Mesans to participate in the visioning process:

- Social media (Facebook, Instagram, X)
- City Council announcements
- [www.CostaMesaNeighborhoods.com](http://www.CostaMesaNeighborhoods.com)
- Press release

- Direct email blasts
- City Hall Snapshot
- Citywide postcard mailer
- Partner emails



**51,061 HOUSEHOLDS** received  
a city-wide postcard invitation



**10,000+ EMAIL RECIPIENTS** of  
City Hall Snapshot



**228,600 VIEWS** of social  
media posts



**10,000+ RECIPIENTS** of  
Citywide eblasts and press  
releases



**2,700 UNIQUE VIEWS**  
of project website



**206 UNIQUE SIGN-UPS** to  
project website interest list

# 1 CITYWIDE OPEN HOUSE

Neighborhoods Where We All Belong was kicked off at a Citywide Open House on Wednesday, July 30 at the Norma Hertzog Community Center.

- Over 77 community members participated
- 7 informational boards and 3 visioning activities were provided



**147** Sticky Note Comments



**280** Prioritization Response Dots



# 3 COMMUNITY WORKSHOPS

Three Community Workshops were subsequently held:

- Newport & Harbor Blvd, Thursday, August 21<sup>st</sup>
- Westside, Saturday, August 23<sup>rd</sup>
- North Costa Mesa & SoBECA, Wednesday, September 10<sup>th</sup>
- Over 129 community members participated in various activities that were specific to each focus area



**65** Sticky Note Comments



**135** Map Flags



**207** Prioritization Response Dots



**21** Worksheet Activity Responses



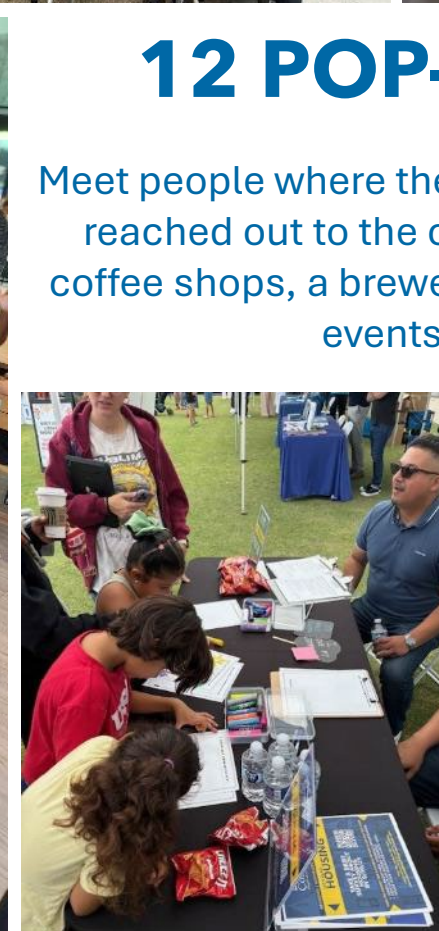
# 3 FOCUSED DISCUSSIONS

Focused Discussions held:

- North Costa Mesa & SoBECA, Thursday, September 18th
- Westside, Thursday, September 18th
- Newport & Harbor Blvd, Friday, October 3rd

Representatives from community organizations, as well as local developers and property owners participated.





## 12 POP-UPS

Meet people where they are! City staff reached out to the community at coffee shops, a brewery, and special events

## 1 ONLINE SURVEY

Priorities for good neighborhoods  
Designing multistory housing  
Vision for future new housing  
250 surveys taken in 2.5 weeks!

# ROUND 1

## WHAT WE HEARD

Many voices were heard. Costa Mesa residents, property owners, representatives from local organizations, and members of the local business community shared their perspectives. A snapshot of the number of participants and contributions is shown below.

### WHO WAS INVOLVED?



Over **545**  
Participants

### HOW MANY RESPONSES?



**354** Sticky Note  
Comments



**460** Prioritization  
Response Dots

**342** Online  
Prioritization  
Responses



**135** Identified  
Locations on  
Community Maps



**21** Walking Tour and Design  
Worksheet Activity Responses



# ROUND 1

# WHAT WE HEARD

Early analysis has identified some key themes. Other themes may arise as well.

- Affordable housing options and a variety of development types;
- Multi-modal transportation options with improved walkability and safer streets;
- Open spaces and landscaped pathways within residential developments connecting to other uses;
- Public and private spaces for community gathering and culture;
- Eclectic character so Costa Mesa continues to feel unique from other cities; and
- Transparency to ensure the public has more technical information.

# NEXT STEPS

- Round 1 to inform Round 2
  - Community input received to inform draft regulations for how housing should be designed and developed
- CEQA
  - Initial Study & Notice of Preparation
- Zoning Amendments
  - Addressing existing urban plans and overlays
  - Draft residential/mixed-use regulations
  - Draft of other Zoning Code amendments
  - Draft new objective design standards
- Round 2 of Community Visioning
  - More events in February 2026



# Thank you!

## Questions?

For more information, visit:  
**[www.CostaMesaNeighborhoods.com](http://www.CostaMesaNeighborhoods.com)**

