GN
CY 2013

CITY OF COSTA MESA

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Housing Policy Department
Received on:
MAY 19 2014

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Housing Policy Department
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Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

RE: GENERAL PLAN ANNUAL REPORT

Dear Sir or Madam:

Enclosed for your information is a copy of the 2013 annual review conducted for the City of Costa Mesa 2000 General Plan. This annual review is required pursuant to State law.

If you have any questions, please call me at (714) 754-5610.

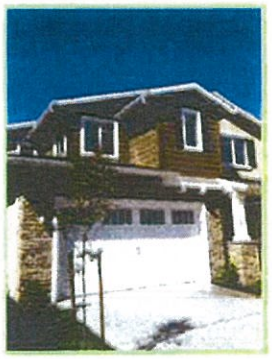
Sincerely,

MINOO ASHABI
Principal Planner

Attachment – 2013 Annual Report

2013 Annual Report

An Annual Review of the Costa Mesa 2000 General Plan



135 Monte Vista

1527 Newport Blvd.

2775 Mesa Verde Dr.

1036 W. 18th Street

Costa Mesa

City of Costa Mesa
Development Services Dept.
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Table of Contents

Background..... Page 2

Analysis..... Page 2

Conclusion ..... Page 4

Table 1 – Annual Review ..... Page 5

Tables A1, and A2 – Annual Building Activity Report ..... Page 24

Table B – Regional Housing Needs Allocation Progress..... Page 25

Table C - Housing Program Status ..... Page 26

Appendix A – General Plan Goals, Objectives, Policies ..... Page 32

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 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. Since the 1990 General Plan represented several years of public input and community meetings, the City Council decided to update its technical data and format for the creation of the 2000 General Plan.

On January 22, 2002, the City Council adopted the Costa Mesa 2000 General Plan. The 2000 General Plan recognizes the community's diverse evolution of residential neighborhoods, its regional commercial influence, and its recreational amenities. This is an annual report to Planning Commission and City Council as required by state law on the updates of programs and policies of the General Plan.

Following is a summary of the current status of adoption of the different required elements of the General Plan:

- Land Use Element, 2002
- Circulation Element, 2002
- Open Space/Recreation, 2002
- Housing Element, 2009
- Safety, 2002
- Noise, 2002

ANALYSIS

Government Code Section 65400

State Government Code Section 65400 requires that an annual report be made to the legislative body on the status of the General Plan and progress in its implementation, including activity towards its share of regional housing needs. This is the eleventh annual review of the 2000 General Plan.

State Law requires the following:

- Provide by April of each year an annual report to the City Council, the Office of Planning and Research, and the Department of Housing and Community Development that includes all of the following:

  (A) The status of the plan and progress in its implementation.

  (B) The progress in meeting its share of regional housing needs determined pursuant to Section 65584 and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing. The housing element portion of the annual report shall include a section that describes the actions taken by the City of Costa Mesa towards completion of the programs and status of the local government's compliance with the deadlines in its housing element.

Annual Review and Housing Program Summary Report

Pursuant to State law, the 2013 Annual Review of the Costa Mesa General Plan reports to the City Council the progress in implementing the General Plan. The 2013 Annual Review includes the following elements:

1. *Table 1* (Annual Review Summary) describes the status of the 2000 General Plan goals, objectives, and policies and progress towards implementing the City's blueprint for land use development in 2013.

2. *Tables A, B, and C* (Housing Program Status Report) summarizes the City's progress in meeting its share of regional housing needs, pursuant to State Government Code Section 65584 and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing.

3. The conclusion describes the effectiveness of the 2000 General Plan.

2000 General Plan – Goals, Objectives, and Policies

The 2000 General Plan goals, objectives, and policies are described in a comprehensive document (attached as Appendix A).

- A goal is defined as a broad vision of what the community wants to achieve or provide to residents, landowners, business owners and tourists. It is a statement of a desired condition based on community values. Goals are general in nature and usually timeless.

- A policy is a specific statement that guides decision-making. It indicates a commitment of the City to a particular course of action. A policy is based on and helps implement a goal.

General Plan Update

The State Office of Planning and Research recommends that Cities update their General Plan every 10 years. The City is currently in process of preparing for a General Plan Update in 2014. The General Plan update is an extensive process that would involve various public meetings involving City commissions and extensive community outreach (The Great Reach). The update will be subject to several public hearings before the Planning Commission and the City Council. Due to the cost and extensive work involved with the update, this task has been planned for a two-year process and budgeted in three fiscal years.

The City has entered into a contract for consulting services related to the General Plan update and the work on the update has started as of late 2012. As part of this update, the City is also complying with the requirements of Assembly Bill 1358 (enacted in 2008), The California Complete Streets Act that requires integrating multimodal transportation network policies into the circulation elements of the general plans. All cities are required as of January 2011, to plan for development of multimodal transportation networks with the next update of their circulation element. In addition, the Housing Element will be updated and submitted to the State Department of Housing and Community Development to meet the October 2013 deadline.

CONCLUSION

The Costa Mesa 2000 General Plan continues to serve 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.

As illustrated in Tables 1, A, B, and C completed projects 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 accordance with the 2000 General Plan. The City's legislative bodies have used the 2000 General Plan as the primary source of long-range planning and policy direction. Future work activity that is consistent with these efforts will continue to guide growth and preserve the quality of life within the community.

Costa Mesa

Table 1 – Annual Review

General Plan Goal, Objective or Policy	Description of City Action
LAND USE ELEMENT	
GOAL LU - 1. It is the goal of the City of Costa Mesa to provide its citizens with a balanced community of residential, commercial, industrial, recreational, and institutional uses to satisfy the needs of the social and economic segments of the population and to retain the residential character of the City; to meet the competing demands for alternative developments within each land use classification within reasonable land use intensity limits; and to ensure the long term viability and productivity of the community's natural and man-made environments.	
Objective LU-1A: Establish and maintain a balance of land uses throughout the community to preserve the residential character of the City at a level no greater than can be supported by the infrastructure.	
LU-1A.1: Provide for the development of a mix and balance of housing opportunities, commercial goods and services, and employment opportunities in consideration of the needs of the business and residential segments of the community.	Construction of a horizontal mixed use project consisting of 215-unit senior apartments (1500 Mesa Verde Drive East) is under way. A new 60-unit live/work project was approved in early 2013 (1527 Newport Blvd.) and construction has started. A 33- unit live/work project is currently under construction (1036 W. 18th Street). A 60-unit live/work project was approved (1527 Newport Blvd.) and under construction. A 49-unit live/work project was approved (1677 Superior Avenue).
LU-1A.2: Consider the effects of new employment, particularly in relation to housing impacts, when new commercial or industrial development is proposed.	City of Costa Mesa encourages job/housing balance. To expand housing opportunities in areas near schools, jobs, child care, and transportation, the City adopted three Urban Plans in 2006 to encourage mixed-use developments in three distinct areas. Housing needs are addressed in the 2013-2021Housing Element, which was adopted on January 21, 2014.
LU-1A.3: Locate high-intensity developments or high-traffic generating uses away from low-density residential in order to buffer the more sensitive land uses from the potentially adverse impacts of the more intense development or uses.	Traffic impacts are evaluated with each development project with consideration to the City's circulation and any potential impacts to residential neighborhoods.
LU-1A.4 Strongly encourage the development of low-density residential uses and owner-occupied housing where feasible to improve the balance between rental and ownership housing opportunities.	Homeownership is encouraged with development of all residential projects, especially small lot subdivisions and in particular in the west side overlay districts.

General Plan Goal, Objective or Policy	Description of City Action
LU-1A.5: Provide housing and employment opportunities within planned development areas to the extent feasible.	The Urban Plan Overlays and the Planned Development Commercial zoning allow mixed use development.
LU-1A.6: Aggressively pursue methods to discourage the development of multiple units on long, narrow, single parcels. Possible methods could include a lot combination zoning incentive or the creation of newer lower density zoning to be applied to lots with less than a certain minimum frontage.	On-going Lot consolidation is challenging for developers, but encouraged for all new developments.
Objective LU-1B: Ensure the long-term productivity and viability of the community's economic base.	
LU-1B.1: Permit adequate quantities and locations of commercial land to serve residential neighborhoods.	There were no changes to the General Plan Land designations with respect to commercial development in 2013.
Objective LU-1C Promote land use patterns and development which contribute to community and neighborhood identity.	
LU-1C.1: Permit the construction of buildings over two stories of 30 feet only when it can be shown that the construction of such structures will not adversely impact surrounding developments and deprive existing land uses of adequate light, air, privacy, and solar access.	Commercial buildings over 30 feet are subject to approval of variance and considered on a case by case basis. There has been no variance and general plan amendment approval to increase the height. Structures in urban overlay plans are typically over 30 feet and are evaluated with respect to privacy and shade and shadow impacts.
LU-1C.2: Limit building height to four stories above grade south of the I-405 Freeway, except for special purpose housing, such as elderly, affordable, or student housing. An exception is for the Newport Plaza property at 1901 Newport Boulevard where a five-level parking structure is allowed.	There has been no variance or general plan amendment approval in 2013 to increase the maximum height of buildings over the allowable heights established by the General Plan south of I-405 Freeway.
LU-1C.3: Prohibit construction of buildings which would present a hazard to air navigation as determined by the FAA or independent studies by qualified private consultants that have been certified by the FAA	FAA is notified and reviews all mid-rise and high-rise development.
LU-1C.4: Require building setbacks, structure orientation, and the placement of windows to consider the privacy of adjacent residential structures within the same project and on adjacent properties.	On-going and applicable to all second floor remodels.
LU-1C.5: Develop incentives for lot combination, or disincentives for development without lot combination. Consider policies such as zoning designations which fall between zones, or development standards which tie density to lot width as well as area.	On-going. Developers are consistently encouraged to consolidate parcels for better site planning. Incentives include expedited review of planning applications.
LU-1C.6: Provide assistance to neighborhoods with excessive noise impacts, such as walls for sound attenuation, development of landscaped greenbelts, etc.	On-going. Any new development is subject to compliance with the noise standards and installation of sound walls to protect residential neighborhoods.

General Plan Goal, Objective or Policy	Description of City Action
Objective LU-1D: Ensure consideration of utility system capacities in land use planning and development processes.	
LU-1D.1: Include an evaluation of impacts on utility systems and infrastructure in EIRs for all major general plan amendment, rezone, and development applications.	Will serve letters from utility companies are required for all projects that could potentially impact the service.
LU-1D.2: Phase or restrict future development in the City to that which can be accommodated by infrastructure at the time of completion of each phase of a multi-phased project.	Will serve letters from utility companies are required for all projects that could potentially impact the service.
Objective LU-1E: Ensure correlation between buildout of the General Plan Land Use Plan Map and the Master Plan of Highways.	

General Plan Goal, Objective or Policy	Description of City Action
U-1E.1: Building densities/intensities for proposed new development projects shall not exceed the trip budget for applicable land use classifications, as identified in the Land Use Element. Building intensities for proposed new development projects shall not exceed the applicable floor area standards, except for the following conditions: a) Limited deviations from the graduated floor area ratio standards depicted in Tables LU-4 and LU-8 for the commercial and industrial land use designations may be approved through a discretionary review process. No deviation shall exceed 0.05 increase in the FAR in the moderate traffic category, and no deviation shall be allowed in the very-low, low, and high traffic categories. Deviations from the FAR standards shall not cause the daily trip generation for the property to be exceeded when compared to the existing daily trip generation to the site without the proposed project or maximum allowable traffic generation for the Moderate Traffic FAR category, whichever is greater. b) Additions to existing non-conforming non-residential developments may be allowed if the additions do not affect the overall traffic generation characteristics of the development, and, if the additions do not substantially affect the existing height and bulk of the development. Additions to non-residential developments shall be limited to those land uses with traffic generation rates based on variable other than building area square footage. Examples of such additions include, but are not limited to: 1) Hotels/Motels: increases in the size of hotel rooms or lobbies where no increase in the number of rooms is proposed; 2) Theaters: increases to "back-stage" support areas or lobbies where no increase in the total number of seats is proposed. c) In the above conditions, the new development shall be compatible with surrounding land uses. Additional criteria for approving deviations from the FAR standards may be established by policy of the City Council.	a) No general plan amendment exceeding the allowable Floor Area Ratio (FAR) was approved in 2013. b) Any intensification of use or additions of floor area for non-conforming structures is subject to the zoning development standards and traffic generation rates. c) There has been no change to the policy.
LU-1E.2: Development plans shall be required for all phased development and approvals and shall be approved by the Planning and Transportation Services Divisions prior to the issuance of building permits.	On-going.

General Plan Goal, Objective or Policy	Description of City Action
LU-1E.3: Development Plans shall include an overall buildout plan which can demonstrate the ability of the circulation system to support the proposed level of development.	Each project application is reviewed for any potential impacts on the circulation system. Projects with impacts are subject to either traffic improvement requirements or traffic mitigation fees.
LU-1E.4: The City shall continue its annual preparation of the Development Phasing and Performance Monitoring Program. The annual review will specifically address major intersection operations in any mixed-use overlay area.	The Development Phasing and Performance Monitoring Program (DPPMP) Report will be prepared in April 2014.
Objective LU-1F. Establish policies, standards, and procedures to minimize blighting influences and maintain the integrity of stable neighborhoods.	
LU-1F.1: Protect existing stabilized residential neighborhoods, including mobile home parks (and manufactured housing parks) from the encroachment of incompatible or potentially disruptive land uses and/or activities.	The Anchor Mobile Home Park (1527 Newport Blvd.) was closed in accordance with state requirements and the property was approved to be developed with live/work units consistent with the visions of the West Side Urban Plans. There have been no other development affecting stabilized residential neighborhoods or mobile home parks.
LU-1F.2: Actively enforce existing regulations regarding derelict or abandoned vehicles, outdoor storage, and substandard or illegal buildings and establish regulations to abate weed-filled yards when any of the above are deemed to constitute a health, safety, or fire hazard.	Implement Title 20, the Private Property Maintenance Ordinance requirements to ensure proper maintenance, removal of hazard and improper storage.
LU-1F.3: Continue code enforcement as a high priority and provide adequate funding and staffing to support code enforcement programs.	On-going.
LU-1F.4: Ensure that residential densities can be supported with the infrastructure and that high-density residential areas are not permitted in areas which cause incompatibility with existing single-family areas.	On-going and reviewed for all projects. All new development is subject to submittal of a will serve letter from the utility companies.
LU-1F.5: Provide opportunities for the development of well planned and designed projects which, through vertical or horizontal integration, provide for the development of compatible residential, commercial, industrial, institutional, or public uses within a single project or neighborhood.	On-going. Development of mixed use projects are encouraged by planned development commercial and overlay zones.
Goal LU-2: It is the goal of the City of Costa Mesa to establish development policies that will create and maintain an aesthetically pleasing and functional environment and minimize impacts on existing physical and social resources.	
Objective LU-2A. Encourage new development and redevelopment to improve and maintain the quality of the environment.	
LU-2A.1: Use eminent domain in development project areas when necessary to effect lot combination and to ensure optimum size and configuration of parcels experiencing development pressures.	The Redevelopment Agency and its funding has been abolished in 2012
LU-2A.2: Continue to implement, review, and update the redevelopment plan for the adopted project area.	The Redevelopment Agency and its funding has been abolished in 2012

General Plan Goal, Objective or Policy	Description of City Action
LU-2A.3: Prepare a specific plan to ensure that the portion of the Route 55 extension from 19th Street through the Redevelopment Area is compatible with the Redevelopment Area and to review development related issues on the remainder of the alignment.	The Redevelopment Agency and its funding has been abolished in 2012
LU-2A.4: In the event of damage or destruction, allow any legal conforming use in existence at the time of adoption of the General Plan that is located in a nonconforming development to be rebuilt to its original building intensity, as long as any such rebuilding would not increase the development's nonconformity, and the damage or destruction was in no way brought about by intentional acts of any owner of such use or property.	This requirement is included in the zoning code
LU-2A.5: Develop standards, policies, and other methods to encourage the grouping of individual parcels to eliminate obsolete subdivision patterns and to provide improved living environments while retaining the single-family zoning or single-family character of such areas in the City.	Urban Plan documents for SoBECA and Westside areas were adopted on April 4, 2006 (Ordinance 06-10, 06-11) and amended to expand the boundary for 7 additional parcels on August 1, 2006 (Ordinance 06-15). Lot consolidation is encouraged with all development plans involving small and odd shaped lots.
LU-2A.6: Do not allow "rounding up" when calculating the number of permitted residential units except for lots existing as of March 15, 1992, zoned R2-MD that have less than 7,260 square feet in area, and no less than 6,000 square feet, where density calculation fractions of 1.65 or greater may be rounded up to two units.	Consistently applied in review of development proposals. Densities in excess of General Plan are subject to approval of a general plan amendment.
LU-2A.7: Allow creation of parcels without street frontage if sufficient easements are provided for planned developments or common interest developments.	All common roadway and access in common interest development are subject to recordation of an easement.
LU-2A.8: Encourage increased private market investment in declining or deteriorating neighborhoods.	On-going
LU-2A.9: Pursue maximum use of utility company funds and resources in undergrounding existing overhead lines.	On-going
LU-2A.10: Ensure that appropriate watershed protection activities are applied to all new development and significant redevelopment projects that are subject to the NPDES Stormwater Permit, during the planning, project review, and permitting processes.	On-going All development plans are required to submit the appropriate state required permits and water quality management plans per local ordinance.
LU-2A.11: Avoid conversion of areas particularly susceptible to erosion and sediment loss (e.g. steep slopes) and/or establish development guidelines that identifies these areas and protects them from erosion or sediment loss.	On-going Erosion control plans are consistently required and reviewed prior to grading permits.
LU-2A.12: Preserve or restore areas that provide water quality benefits and/or are necessary to maintain riparian and aquatic biota.	On-going

General Plan Goal, Objective or Policy	Description of City Action
LU-2A.13: Promote site development that limits impact on and protects the natural integrity of topography, drainage systems, and water bodies.	On-going
LU-2A.14: Promote integration of stormwater quality protection into construction and post-construction activities, as required by the NPDES Stormwater Permit and the City's Local Implementation Plan.	On-going
Goal LU-3: It is the goal of the City of Costa Mesa to respond to the needs of its citizens for housing, public services, community facilities, and safety of persons and property, to the extent possible within budgetary constraints, and when deemed appropriate for local government involvement.	
Objective LU-3A: Ensure availability of adequate community facilities and provision of the highest level of public services possible, taking into consideration budgetary constraints and effects on the surrounding area	
LU-3A.1: Pursue annexation of certain areas within the City's Sphere of Influence to control development or uses which may be detrimental to the City.	The City has initiated annexation of a County island containing 54 properties on Colleen, Vista Baya, Santa Ana Avenue and 22nd Street in Eastside Costa Mesa.
LU-3A.2: Strongly encourage protection and preservation of existing, but underutilized, school sites for future recreational, social, or educational uses.	On-going
LU-3A.3: Establish a development impact fee program to fund additional fire and police personnel, facilities, and equipment to meet the demands of additional growth in the City.	No fire impact fees have been established this year.
LU-3A.4: Require appropriate site and environmental analysis for future fire and police station site locations or for the relocation or closure of existing fire and police facilities.	Based on restructuring of the Fire Department operation approved on May 7, 2013, the City Council authorized transition of the fire department from six stations to five stations.
CIRCULATION ELEMENT	
GOAL CIR-1: TRANSPORTATION- It is the goal of the City of Costa Mesa to provide for a balanced, uncongested, safe and energy-efficient transportation system, incorporating all feasible modes of transportation.	
Objective CIR-1A: To provide specific programs and policies that address multi-modal transportation, multi-agency coordination, mitigation of traffic impacts and the balancing of land uses with transportation systems.	
CIR-1A.1: Develop the Master Plan of Bikeways by pursuing all funding mechanisms and incorporating bikeways into roadway and bridge widening projects. Incorporate bicycle facilities (circulation and storage) into the design and development of all new commercial and industrial projects and public facilities.	Received Bicycle Corridor Improvement Program grant funding of $1.2 million for four bicycle projects.
CIR-1A.2: Require dedication of right-of-way in an equitable manner for completion of adopted bikeway system as condition of development of adjacent properties.	Ongoing
CIR-1A.3: Coordinate the design and improvement of pedestrian and bicycle ways in major residential, shopping, and employment centers, parks, schools, and other public facilities, public transportation facilities, and bicycle networks with adjacent cities.	Received Sustainability Planning Grant from Southern California Association of Governments (SCAG) to determine feasibility and community support for three multipurpose trails in the City.

General Plan Goal, Objective or Policy	Description of City Action
CIR-1A.4: Include bicycle lanes on all new bridges along Master Plan of Bikeway designated arterials within or adjacent to the City. In cases where bridges are not located within the City, the City should exert its influence on responsible agencies to include such bicycle lanes. If provision of bicycle lanes is not feasible, measures should be taken to prohibit bicycle riding on bridge walkways.	Ongoing
CIR-1A.5: Investigate all available operational measures, including the use of one-way streets, to improve traffic circulation and minimize delay and congestion on arterials.	Improvements at Harbor Boulevard/Adams Avenue intersection – SARX mitigation currently under construction which is projected to be completed by June 2014. Harbor Boulevard Widening from Law Court to Sunflower Avenue – Initiated construction which is projected to be completed by December 2014.
CIR-1A.6: Require dedication of right-of-way, in equitable manner, for development that increases the intensity of land use.	Ongoing
CIR-1A.7: Implement citywide and/or areawide transportation system improvement programs on new development and fee programs for new development.	Approved for Measure M eligibility, the City's Maintenance Effort for Fiscal Year 2013-2014 and the City's Seven-Year Capital Improvement Program for Fiscal Year 2013-2014 to 2019-2020.
CIR-1A.8: Encourage the integration of compatible land uses and housing into major development projects to reduce vehicle use.	Ongoing
CIR-1A.9: Encourage permitted General Plan land uses which generate high traffic volumes to be located near major transportation corridors and public transit facilities to minimize vehicle use, congestion, and delay.	Ongoing
CIR-1A.10: Allow the application of transportation management rideshare programs, integration of complementary land uses, and other methods to reduce project related average daily and peak hour vehicle trips in order to achieve consistency with allocated trip budgets.	Ongoing
CIR-1A.11: Attempt to maintain or improve mobility within the City to achieve a standard level of service not worse than Level of Service "D" at all intersections under the sole control of the City. Intersection level of service analyses for General Plan conditions shall be updated periodically and presented to City Council.	Annual review of level of service at all major intersections through Development Phasing and Performance Monitoring Program (DPPMP) presented to Planning Commission and City Council.
CIR-1A.12: Cooperate with adjacent jurisdictions to maintain or improve mobility within the City to achieve a standard level of service no worse than "D" at all intersections under State or joint control. Intersection level of service analyses for General Plan conditions for locations under State or joint control shall be updated periodically and presented to City Council.	Included in the annual DPPMP review.

General Plan Goal, Objective or Policy	Description of City Action
CIR-1A.13: While the Gisler Road segment, west of Harbor, will exceed its theoretical maximum capacity, the City shall work to ensure that the future volume to capacity ratios do not exceed those identified in Table CIR-3 of the General Plan.	Ongoing
CIR-1A.14: Reduce or eliminate intrusion of commuter through traffic on local streets in residential neighborhoods.	Initiated "Safe Routes to School" projects to improve East 19th Street for access to Mariners Elementary School. Project includes installation of traffic calming devices along East 19th Street. First neighborhood meeting was conducted in February 2014 to introduce the project to the community and gather feedback. The design phase of this project will be completed by August 2014 and will be followed by the construction phase.
CIR-1A.15: Prioritize intersection improvements which improve through traffic flow on major, primary, and secondary arterials, and reduce impacts on local neighborhood streets with emphasis on pedestrian safety.	Initiated the replacement of an existing crosswalk with a new flashing crosswalk on Placentia Avenue adjacent to 20th Street. Project also included decorative crosswalk and overhead warning indications.
CIR-1A.16: Maintain balance between land use and circulation systems by phasing new development to levels that can be accommodated by roadways existing or planned to exist at the time of completion of each phase of the project.	Ongoing
CIR-1A.17: Work closely with the State of California and other government agencies to control traffic-related impacts of uses on State- or other agency-owned land (i.e. Orange County Fairgrounds, Orange Coast College, etc.).	Ongoing
CIR-1A.18: Council shall review the results and findings of the (SARX) study to delete the Gisler Avenue and 19th Street bridges over the Santa Ana River as needed. Upon completion of the study and approval of the changes to the Orange County Transportation Authority's (OCTA) Master Plan of Arterial Highways by the OCTA board, the City shall process a General Plan Amendment to delete the bridges from the City's Master Plan of Highways. All future development applications submitted to the City shall be reviewed in such a way that the 19th Street and Gisler Avenue bridges will not be included as mitigation measures.	Removal of 19th Street Bridge over Santa Ana River will be considered as part of General Plan Update.
CIR-1A.19: Minimize circulation improvements that will necessitate the taking of private property on existing developed properties.	Ongoing
CIR-1A.20: Encourage Orange County Transportation Authority to downgrade Mesa Verde Drive, Baker Street west of Harbor Boulevard, and Gisler Avenue to a designation less than a Collector Street in the Master Plan of Arterial Highways.	Under review

General Plan Goal, Objective or Policy	Description of City Action
CIR-1A.21: Encourage Orange County Transportation Authority to downgrade Arlington Avenue between Fairview Road and Newport Boulevard to a Collector Street.	Completed
CIR-1A.22: Encourage Orange County Transportation Authority to downgrade Baker Street between Redhill Avenue and Bristol Street, and Redhill Avenue between I-405 and Bristol Street to Primary Arterial from current Major Arterial designation.	Redhill Avenue has been downgraded.
GOAL CIR-2:TRANSPORTATION SYSTEM MANAGEMENT- It is the goal of the City of Costa Mesa to provide for standard service levels at signalized intersections by constructing capacity improvements for all various modes of circulation, adopting land use intensities commensurate with planned circulation improvements and implementing traffic demand reduction programs, thereby creating a more energy efficient transportation system.	
Objective CIR-2A: To coordinate efforts with other regional agencies and pursue operational improvements towards enhancing the capacity of the system of freeways and arterial highways in the City.	
CIR-2A.1: Coordinate with Caltrans for future consideration of the extension of Route 55 (the Costa Mesa Freeway) from 19th Street to the southern City boundary.	Project Study Report if now completed and approved by OCTA Board. Future phase is not currently funded.
CIR-2A.2: Coordinate with the Orange County Transportation Authority and adjacent jurisdictions to improve signal timing and coordination along major arterials.	Traffic signal coordination efforts: Traffic Signal upgrades and Synchronization Project is currently underway along four corridors (Baker Street, Placentia Avenue, Victoria Street and 17th Street) – These projects include upgrade and coordination of traffic signals on the four Corridors. Received OCTA Measure M2 grant for traffic signal synchronization and upgrade of signals along Newport Boulevard (joint project with Newport Beach and Adams Avenue (joint project with Huntington Beach) Corridors.
CIR-2A.3: Continue to work with Caltrans to synchronize and coordinate traffic signals on arterials at intersections controlled by Caltrans.	Ongoing
CIR-2A.4: Continue to evaluate and pursue design and operational improvements (medians, driveway closures, signal synchronization or phasing, parking or turn restrictions, etc.) to improve the efficiency of intersections.	Received Highway Safety Improvement Program (HSIP) federal funding for design and construction of medians along Red Hill Avenue between McCormick and Bristol, along Placentia Avenue between Adams and Wilson and along Bristol Street between Baker and Newport.
Objective CIR-2B: To promote the use of high occupancy vehicular modes of transportation in and through the City.	
CIR-2B.1: Coordinate with OCTA to construct bus turnouts at appropriate locations with attractive shelters designed for safe and comfortable use.	Ongoing
Objective CIR-2C: To invest capital via a rationally phased allocation process for implementing transportation projects and programs.	

General Plan Goal, Objective or Policy	Description of City Action
CIR-2C.1: Support efforts to design and construct an urban rail project as it extends through Costa Mesa.	Project suspended.
CIR-2C.2: Complete and annually maintain a needs assessment for traffic service levels and traffic safety. Develop and annually update a priority list of improvement projects, with priorities based on 1) correcting identified hazards; 2) improving/maintaining peak hour traffic volumes; 3) improving efficiency of existing infrastructure utilization; and 4) intergovernmental coordination.	Citywide Street Rehabilitations: Completed the rehabilitation of Bristol Street from Anton to the 405 Fwy ramp. Airport Area Rehabilitation to be completed by May 2014. Harbor Boulevard beautification to be completed by September 2014. Anton Blvd rehabilitation to be completed by May 2014. Victoria Street rehabilitation to be completed by June 2014. Sunflower Avenue rehabilitation to be completed by June 2014. Citywide Alley Improvements: Complete the rehabilitation of Alley no's 5,52, 119, 125, 120 and 121 by December 2014 - Approved for Measure M eligibility, the City's Maintenance Effort for Fiscal Year 2013-2014 and the City's Seven-Year Capital Improvement Program for Fiscal Year 2013-2014 to 2019-2020.
Objective CIR-2D: To ensure that the transportation related impacts of development projects are mitigated to the fullest extent possible, in conformance with transportation related policies.	
CIR-2D.1: Circulation improvements required to provide or attain the minimum traffic level of service standard at an intersection to which a development project contributes measurable traffic shall be completed within three years of issuance of the first building permit for said project, unless additional right-of-way or coordination with other government agencies is required to complete the improvement. Improvements may be required sooner if, because of extraordinary traffic generation characteristics of the project or extraordinary impacts to the surrounding circulation system, such improvements are necessary to prevent significant adverse impacts.	Ongoing
CIR-2D.2: Construction of circulation improvements for phased development projects may be constructed commensurate with the project construction based upon the findings of the traffic study approved by the City of Costa Mesa.	Ongoing
CIR-2D.3: A traffic impact fee shall be maintained for circulation system improvements to the Master Plan of Highways within the community and updated annually.	Ongoing
CIR-2D.4: Require discussion of transit service needs and site design amenities for transit ridership in EIRs for all major projects.	Ongoing

General Plan Goal, Objective or Policy	Description of City Action
CIR-2D.5: Require discussion of transportation system management (TSM) and transportation demand management (TDM) measures in all EIRs prepared for major projects.	Ongoing
OPEN SPACE/RECREATION ELEMENT	
ENVIRONMENTAL QUALITY AND RESOURCE CONSERVATION It is the goal of the City of Costa Mesa to provide its citizens with a high quality environment through the development of recreation resources, and the preservation of open space.	
Objective OSR-1A. Preserve the City's open space lands and provide additional community and neighborhood parkland in conjunction with future population increases to provide adequate recreational opportunities and relief from the pressures of urban development.	
OSR-1A.1 Provide a minimum of 5.76 acres of permanent public open space (consisting of 4.26 acres of neighborhood and community parks and 1.5 acres in school yards) for every 1,000 residents.	This requirement is applied to all new development either through providing open space or the park in lieu fees.
OSR-1A.2 Provide maximum visibility and accessibility for future public parks by locating such facilities adjacent to existing or planned public streets.	On going
OSR-1A.3 Encourage the acquisition of land for neighborhood or community parks for active recreational use.	Staff continues to seek opportunities to acquire land for active recreational use.
OSR-1A.4 To the extent legally possible, require other local, regional, State, or Federal agencies to maintain an adequate inventory of open space lands within Costa Mesa.	The City works with all government agencies not only to maintain open space lands but to develop joint use agreements whenever feasible.
OSR-1A.5 Encourage, through development rights transfers or other incentives, the development of private permanent open space, and recreation facilities to meet the needs of the City's residents.	Developers are encouraged to develop open space and recreation facilities or to pay in-lieu fees to develop these facilities elsewhere in the City.
OSR-1A.6 Encourage, through open space easements, development rights transfers or acquisition, zoning regulations, or other incentives, the long-term maintenance of existing open space lands.	On-going as developments are submitted for approval
OSR-1A.7 Require, through development standards and planned development review criteria, the integration of open space uses (plazas, courtyards, landscaped areas, etc.) into major commercial and industrial development or redevelopment projects.	On-going as developments are submitted for approval. Approved standards include the Streetscape and Median Development Standards.
OSR-1A.8 Continue to require, through development standards, the integration of open space and recreational uses and facilities into all multiple-family residential projects.	On-going as developments are submitted for approval
OSR-1A.9 Review the possibility of incorporating an Arts in Public Places program in City parks.	On-going

General Plan Goal, Objective or Policy	Description of City Action
OSR-1A.10 Strongly encourage improved maintenance of City and school district facilities used for recreation and organized sports activities. Strongly support recreation programs that benefit the youth of the community.	The City actively participates in joint programs with the School District and maintain an active Joint Use Agreement as well as funding mechanism to aid with the added maintenance requirements.
OSR-1A.11 Retain all existing open space in Lions Park.	A master plan for the south portion of the park is being developed
OSR-1A.12 Preserve and enhance existing wetlands areas.	Successfully constructed 40 acres of wetlands and riparian habitat.
OSR-1A.13 Encourage the preservation of views of coastal resources from City and County parkland and public streets within Costa Mesa.	On going
OSR-1A.14 Through continued implementation of the Parks, Recreation and Open Space Master Plan, actively pursue the acquisition and development of pocket and neighborhood parks within park deficient areas.	The City successfully acquired 1.3 acres of land adjacent to Brentwood park and incorporated it into a new master plan for the park.
OSR-1A.15 Update the Parks, Recreation and Open Space Master Plan on a regular basis.	This is one of the goals for the Parks and Recreation Commission. It was last updated 10 years ago. On February 4, 2014, City Council authorized staff to issue a RFP to update the master plan. A request for funds for this work is being considered by the City Council for Fiscal Year 2014-2015. If approved, a RFP will be issued in the summer.
OSR-1A.16 Ensure that parks and recreation facilities are developed with facilities appropriate to all ages, including athletic fields, active play areas, passive open space, tot lots, and picnic areas.	This goal is being implemented as park and open space projects are developed. Brentwood Park Master Plan was awarded a contract for the design of the park.
GROWTH MANAGEMENT ELEMENT	
(See Urban Plan documents in Land Use Element section.)	(See Urban Plan documents in Land Use Element section.)
HOUSING ELEMENT The new Housing Element cycle has started and draft RHNA numbers have been released by the Department of Housing and Community Development. In accordance with the requirements of SB 375, the City is required to update the Housing Element by October of 2013.	
HOU-1.1 Develop standards and/or guidelines for new development with emphasis on site (including minimum site security lighting) and building design to minimize vulnerability to criminal activity.	On-going. This is a standard condition of approval for new multiple family residential developments.
HOU-1.2 Protect existing stabilized residential neighborhoods, including but not limited to mobile home parks and manufactured home parks, from the encroachment of incompatible or potentially disruptive land uses and/or activities.	The Anchor Mobile Home Park (1527 Newport Blvd.) was closed in accordance with state requirements and the property was approved to be developed with live/work units consistent with the visions of the West Side Urban Plans. There have been no other development affecting stabilized residential neighborhoods or mobile home parks.

General Plan Goal, Objective or Policy	Description of City Action
HOU-1.3 Actively enforce existing regulations regarding derelict or abandoned vehicles, outdoor storage, and substandard or illegal buildings and establish regulations to abate weed-filled yards when any of the above is deemed to constitute a health, safety or fire hazard.	On-going. Title 20, property maintenance regulations and enforcement.
HOU-2.1 Encourage concurrent applications (i.e., rezones, tentative tract maps, conditional use permits, variance requests, etc.) if multiple approvals are required, and if consistent with applicable processing requirements.	On-going. Most multiple applications are processed concurrently for multiple family projects.
HOU-2.2 Promote the use of State density bonus provisions to encourage the development of affordable housing for lower and moderate income households, as well as senior housing.	All units under density bonus agreements with the City are monitored on annual basis.
HOU-2.5 Continue membership in the Orange County Housing Authority to provide housing assistance to very low income households.	On-going
HOU-2.6 Provide clear rules, policies, and procedures, for reasonable accommodation in order to promote equal access to housing. Policies and procedures should be ministerial and include but not be limited to identifying who may request a reasonable accommodation (i.e., persons with disabilities, family-members, landlords, etc.), timeframes for decision-making, and provision for relief from the various land-use, zoning, or building regulations that may constrain the housing for persons of disabilities.	Zoning code regulations address reasonable accommodation per state requirements.
HOU-3.1 Encourage the conversion of existing marginal or vacant commercial and/or industrial land to residential, where feasible and consistent with environmental conditions that are suitable for new residential development.	On-going.
HOU-4.2 Continue to provide fair housing and counseling services for all Costa Mesa residents in an effort to remove barriers and promote access to affordable housing in the City.	On-going (refer to Table C) City is considering various sites for potential development of an affordable or supportive housing project.
HOU-4.3 Encourage programs that address the housing needs of senior citizens.	The 2013-2021 Housing Element was adopted by City Council on January 21, 2014. The draft was certified by California Department of Housing and Community Development on November 22, 2013 in meeting statuary requirements. The Housing Element includes special programs for special housing needs (i.e., seniors, large families, etc.).
HOU-4.4 Encourage and support the construction, maintenance and preservation of residential developments which will meet the needs of families and individuals with specialized housing requirements.	See above.

General Plan Goal, Objective or Policy	Description of City Action
CONSERVATION ELEMENT	
GOAL CON-1 RESOURCE CONSERVATION: It is the goal of the City of Costa Mesa to provide its citizens with a high quality environment through the conservation of resources, including land, water, wildlife, and vegetation; the protection of areas of unique natural beauty; the integration of natural features into the man-made environment.	
Objective CON-1A. Evaluate the preservation of the City's existing biotic resources in as ecologically viable and natural a condition as possible, and, where feasible, restore and integrate these resources into the urban environment.	
CON-1E.1: Participate in the Countywide Air Quality Technical Assistance Program and the Orange County Council of Governments Technical Advisory Committee.	On-going
CON-1A.1 Ensure that all future development will be adequately reviewed with regard to possible adverse effects on plant and animal life and critical wildlife habitat and wetlands, and incorporate feasible mitigation measures into the project design to reduce such effects.	On-going Reviewed with each new development application. East 17th Street streetscape improvements completed design. To be implemented in FY 2012/2013.
CON-1A.2 Encourage sustainable landscapes through landscape techniques that conserve, recycle, and reuse valuable resources, including the use of native vegetation and drought tolerant landscape materials consistent with the City's landscaping standards set forth in Chapter VII of Costa Mesa Zoning Code.	On-going All new landscaping in excess of 2,500 SF is subject to Water Efficient Landscape Guidelines.
CON-1A.6 Support environmentally acceptable and sustainable energy sources (especially renewable resources such as solar, wind, hydroelectric, and geothermal resources) for new development and significant redevelopment projects.	"Go Green" that allowed 50 percent reduction in permit fees for solar panels and electric vehicle chargers was extended until June 30, 2013. Residential solar panels program was expedited with one stop plan check system. This program received a Planning Commission Green Award in 2013.
CON-1D.2 Preserve and enhance existing wetland areas.	Completed the restoration of approximately 40 acres of wetland and riparian habitat in the northern portion of Fairview Park. Applied for grants for additional preservation and enhancement of existing wetlands.
CON-1E.3 Develop and implement a Reasonable Available Control Measure Plan (including employee ridesharing, traffic signal synchronization, bicycle/pedestrian facilities, energy conservation street lighting, modified work schedules, preferential carpool parking, or other equivalent control measures) in conformance with the Air Quality Management Plan for the South Coast Air Basin.	Traffic signal coordination efforts: • Fairview Corridor Traffic Signal Synchronization Project – Joint project with Santa Ana to upgrade and coordinate traffic signals on Fairview Corridor between SR-55 and SR-22 Freeways. • Received OCTA Measure M2 grant for traffic signal synchronization and upgrade of signals along Baker Street, Placentia Avenue, Victoria Street and 17th Street Corridors.
NOISE ELEMENT	
Goal N-1 NOISE HAZARDS AND CONDITIONS: It is the goal of the City of Costa Mesa to protect its citizens and property from injury, damage, or destruction from noise hazards and to work towards improved noise abatement.	

Objective N-1A: Control noise levels within the City for the protection of residential areas and other sensitive land uses from excessive and unhealthful noise.	
N-1A.1 Require, as a part of the environmental review process, that full consideration be given to the existing and projected noise environment.	On-going for all new projects.
N-1A.2 The maximum acceptable exterior noise levels for residential areas is 65 CNEL.	On-going
N-1A.3 Give full consideration to the existing and projected noise environment when considering alterations to the City's circulation system and Master Plan of Highways.	On-going
N-1A.4 Encourage Caltrans to construct noise attenuation barriers along State freeways and highways adjoining residential and other noise sensitive areas.	On-going
N-1A.5 Ensure that appropriate site design measures are incorporated into residential developments, when required by an acoustical study, to obtain appropriate exterior and interior noise levels. When necessary, require field testing at the time of project completion to demonstrate compliance.	On-going. Specific sounds attenuation for interior and exterior spaces is incorporated per requirements of the acoustical studies on project basis.
N-1A.6 Apply the standards contained in Title 24 of the California Code of Regulations as applicable to the construction of all new dwelling units.	On-going
N-1A.7 Discourage sensitive land uses from locating in the 65 CNEL noise contour of the John Wayne Airport. Should it be deemed by the City as appropriate and/or necessary for a sensitive land use to locate in the 65 CNEL noise contour, ensure that appropriate interior noise levels are met and that minimal outdoor activities are allowed.	On-going
N-1A.8 Support alternative methods for the reduction of noise impacts at John Wayne Airport while continuing to maintain safety and existing limitations on aircraft daily departures.	On-going
COMMUNITY DESIGN ELEMENT	
Goal CD-1 VEHICULAR AND PEDESTRIAN CORRIDORS: Strengthen the image of the City as experienced from sidewalks and roadways.	
Objective CD-1A. Contribute to City beautification by enhancing the visual environment of Costa Mesa's vehicular and pedestrian corridor.	
CD-1A.1 Implement the City of Costa Mesa Streetscape and Median Development Standards in all new streetscape corridor and parkway projects. Coordinate with new development adjacent to applicable public rights-of-way to integrate landscape features and design elements consistent with the streetscape standards and recommendations.	New and consistent landscape palette was required for all new development along Harbor Blvd. south of the 405 Freeway. Harbor Boulevard Landscape Beautification; awarded a contract for the design of the project.

CD-1A.3 Walls and fences should contribute to an attractive street and sidewalk environment and compliment the style and character of the local district and adjacent buildings. Newly constructed or reconstructed walls and fences adjacent to sidewalks and roadways should not run in a continuous plane, should incorporate architectural treatments, such as masonry or wrought iron, and integrate tiered plantings to soften their appearance.	New residential development is subject to a standard condition that requires decorative walls along the perimeter of the development.
CD-1A.4 Require a consistent landscape character along City streets to reinforce the unique qualities of each corridor and district, including the development of landscaped medians identified in Exhibit CD-5. Support the implementation of the recommended street tree palette for each City street, as identified in the City of Costa Mesa Streetscape and Median Development Standards.	This condition is required for all new commercial development along Harbor Blvd. The city tree palette is implemented with all new projects.
CD-1A.5 Electric and communication lines should be placed underground, and electrical substations and telephone facilities should be screened to minimize visual impacts from sidewalks, streets, and adjacent properties. Support utility undergrounding through conditions of project approval, preparation of undergrounding plans, and the formation of assessment districts.	All new development is required to underground all utilities to the greatest extent possible. No assessment district has been formed.
CD-3.2 Reinforce a sense of arrival into the City by promoting architecturally significant development and significant landscape plantings at key nodes. Undertake a visioning process to develop specific design guidelines that articulate the desired character for each key node within Costa Mesa.	New and consistent landscape palette was required for all new development along Harbor Blvd. south of the 405 Freeway.
CD-7A.1 Ensure that new and remodeled structures are designed in architectural styles which reflect the City's diversity, yet are compatible in scale and character with existing buildings and the natural surroundings within residential neighborhoods. Develop and adopt design guidelines for residential development.	On going.
SAFETY ELEMENT	
Goal SAF1: ENVIRONMENTAL AND MANMADE HAZARD PROTECTION: It is the goal of the City of Costa Mesa to protect its citizens and property from injury, damage, or destruction from environmental hazards, including hydrologic, geologic, and climatic episodes, as well as from man-made hazards, including hazardous materials.	
Objective SAF-1A: Work towards the mitigation or prevention of potential adverse consequences of natural disasters.	
SAF-1A.1 Consider geologic hazard constraints, impacts, and mitigation when developing land use policies and when making public decisions relating to land development.	On-going
SAF-1A.2 Enforce standards, review criteria, and other methods to ensure that structures on or adjacent to bluffs are set back sufficiently to preserve the natural contour and aesthetic value of the bluff line and to provide sufficient access for fire protection.	On-going. Reviewed in detail for each project with the geotechnical report.

SAF-1A.3 Require geologic surveys of all new development located on or adjacent to bluffs.	On-going. Reviewed in detail for each project with the geotechnical report.
SAF-1A.4 Cooperate with local, State, and Federal flood control agencies to reduce the potential for flood damage in the City of Costa Mesa.	Code amendment for an update to the City's floodway and floodplain ordinance consistent with the federal and state requirements.
SAF-1A.5 Identify and publicize the extent of geologic and seismic hazards within Costa Mesa and advise affected residents and property owners of appropriate protection measures. Offer information regarding earthquake standards to reduce or eliminate structural damage.	No additional public information has been provided. Seismic standards are reviewed with building permit applications.
SAF-1A.6 Encourage, through technical assistance or development incentives, private property owners to take adequate steps to protect their property against seismic hazards.	There have been no development incentives regarding seismic hazards in 2012.
SAF-1A.7 Require all proposed development projects to be designed to minimize both the volume and velocity of surface runoff and permit no adverse downstream impacts due to increased runoff through the proper design of subsurface drains, appropriate grading, on-site retention basins, landscape programs, or other appropriate measures.	All grading permits are reviewed with regards to requirements of on-site Water Quality Management Plan (WQMP) and state requirements for run off and obtaining a SWPPP permit.
SAF-1A.8 Publicize the extent of flood hazards within Costa Mesa and advise affected residents and property owners of appropriate protection measures. Develop an education program, such as the Flood Awareness Program, and emergency disaster plans for flooding.	With the latest improvements in the flood channels reflected in the 2009 Flood maps, there are no residential properties within flood hazard areas.
SAF-1A.9 Encourage County, State, and Federal agencies to complete flood control improvements to the Greenville-Banning Channel to protect Costa Mesa residents and property located in the 100-year flood zone from a potential major disaster.	Completed.
SAF-1B.1 Participate with the County of Orange in the implementation of the Orange County Hazardous Waste Management Plan.	On-going
SAF-1B.2 Ensure that appropriate in-depth environmental analyses are conducted for any proposed hazardous waste materials treatment, transfer, and/or disposal facility.	On-going with all related projects.
SAF-1B.3 Continue to work with the County of Orange to identify and inventory all users of hazardous s materials and all hazardous waste generators and prepare clean-up action plans for identified disposal sites.	On-going
SAF-1A.4: Code amendment for an update to the City's floodway and floodplain ordinance consistent with the federal and state requirements.	Last amendment adopted in 2009.
HISTORIC/CULTURAL RESOURCES ELEMENT	
Goal HCR-1 HISTORIC RESOURCE CONSERVATION: It is the goal of the City of Costa Mesa to provide its citizens with a high quality environment through the protection and conservation of historic and cultural resources.	
Objective HCR-1A Encourage the preservation and protection of the City's natural and man-made historic resources.	

HCR-1A.1 Require, as part of the environmental review procedure, an evaluation of the significance of paleontological, archaeological, and historical resources and the impact of proposed development on those resources.	On going - required as a standard condition of approval for projects with extensive grading.
HCR-1A.2 Require monitoring of grading operations by a qualified paleontologist or archaeologist when the site is reasonably suspected of containing such resources. If, as a result, evidence of resources is found, require the property to be made available for a reasonable period of time for salvage of known paleontological and archaeological resources by qualified experts, organizations, or educational institutions.	On going - required as a standard condition of approval for projects with extensive grading.
HCR-1A.3 Require development on land containing known archaeological resources to use reasonable care to locate structures, paving, landscaping, and fill dirt in such a way as to preserve these resources undamaged for future generations when it is the recommendation of a qualified archaeologist that said resources be preserved in situ.	On going - required as a standard condition of approval for projects with extensive grading.
HCR-1A.4 Encourage the preservation of significant historic resources as identified on Table HCR-1 by developing and implementing incentives such as building and planning application permit fee waivers, Mills Act contracts, grants and loans, implementing the State Historic Building Code and other incentives as identified in the City's Historic Preservation Ordinance.	In 2011 a Historic Reserve account was created related to preservation of Home Ranch historic structures and as a requirement of the Development Agreement. The Historic Reserve Account is intended to be utilized for purposes of providing financial support for the costs of maintaining, operating, and preserving the Historic Structures and Site
HCR-1A.5 Promote the preservation of significant historical resources and encourage other public agencies or private organizations to assist in the purchase and/or relocation of sites, buildings, and structures deemed to be of historical significance.	See above
HCR-1A.6 Encourage development of an interpretive center for paleontological, archaeological, and historical resources at Fairview Park. The center may contain resources found in the park area as well as resources found throughout the City.	A museum has been master planned in the area south of the "Train Station", east of Placentia Ave. Staff continues to search for funding sources for the implementation of elements of the Fairview Park Master Plan, including this facility.

Costa Mesa

Table A1 – Annual Building Activity Report

Housing Development Information								Housing with Financial Assist. and/or Deed Restrictions		Housing without Financial Assist. or Deed Restriction
1	2	3	4 Affordability by Household Incomes				5	6	7	8
Project	Unit Category	Tenure R=Renter O=Owner	Very-Low	Low	Moderate	Above Moderate	Total Units	Assist.	Deed Restrictions	
	Attached	O				2	2			
	SFD	O				20	20			
Subtotal							22			
(9) Total of Above Moderate from Table A2 > > >										
(10) Total by income units (Field 5) Table A						20	2			

Table A2 – Annual Building Activity
Above Moderate-Income Units

	Single Family	2-4 Units	5+ Units	Second Unit	Mobile Homes	Total
No. of Units Permitted for Above Moderate	20	2				22

Table B – Regional Housing Needs Allocation Progress

Costa Mesa

Table B – Regional Housing Needs Allocation Progress

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2006	2007	2008	2009	2010	2011	2012	2013	2014	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	353											337
	Non-deed restricted		16									16	
Low	Deed Restricted	289											275
	Non-deed restricted		12	1	1							14	
Moderate	Deed Restricted	330											0
	Non-deed restricted				617							617	
Above Moderate		710	72	61	284	110	16	20	30	22		615	0
Total RHNA by COG. Enter allocation number:		1,682											
Total Units ▶ ▶ ▶			100	62	902	110	16	20	30	22		1232	524
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													

Costa Mesa

Table C – Housing Program Status

City of Costa Mesa

Table C1 - Housing Program Status

(January 2013 – December 2013) (HCD)

Housing Program Action	Current Status
DEVELOPMENT REVIEW	Ongoing through the Planning Division, in order to protect residential uses from incompatibility.
PUBLIC NUISANCE ABATEMENT	Ongoing through various divisions and departments.
HOUSING REHABILITATION	Ongoing assistance through the Housing and Community Development Division for owner-occupied units. Also the Housing and Community Development Division provides assistance with the purchase and rehabilitation of rental units by non-profit organizations to operate as affordable to low and very-low income tenants. None were funded during FY 12-13 During FY 12-13 rehabilitation of 16 owner-occupied units were completed. The Neighbors for Neighbors community clean up program, which has been in existence since 1993 assisted 9 of these units.
MOBILE HOME PARK PRESERVATION	On going. The City completed 7 mobile home rehabilitation projects during FY 12-13. The zoning code does require Planning Commission approval to convert to another land use.
INCENTIVES FOR AFFORDABLE HOUSING	Implementing ordinance in effect, 151 density bonus units currently exist in the City as a result of this ordinance.
MANUFACTURED HOUSING	Standards incorporated into zoning code, offer development review streamlining through staff level processing; adopted May 1998.
SECOND UNITS	The second-unit provisions in the Zoning Code were amended to ensure consistency with State Law requirements in 2011.
ACCESSORY APARTMENTS	No accessory apartment was approved or constructed in 2013.
FEDERAL/STATE HOUSING PROGRAMS	Ongoing 48 single- and multiple-family units constructed over the last several years through a combination of public/private partnerships. No new units were constructed in the past year.

Housing Program Action	Current Status
HOUSING ASSISTANCE	Ongoing rental assistance voucher program (formerly Section 8) assistance through OCHA, during FY 12-13
SHARED HOUSING	No programs are offered by the City, Senior Center, or County.
ZONING ORDINANCE REVIEW	Ongoing. See Mixed-Use Developments.
OPPORTUNITIES FOR FIRST-TIME HOMEBUYERS (FTHB)	Small lot single-family standards have been adopted since 2001 to promote development for first time home buyers.* The City also initiated a new Small Lot Subdivision Ordinance to promote homeownership and development of fee simple lots that was considered by Planning Commission in December and will be forwarded to City Council in 2014.
LAND ACQUISITIONS	No land acquisitions occurred in 2013.
MIXED USE DEVELOPMENTS	A Mixed-Use Overlay District has been approved for the Bristol Street corridor area and Westside Costa Mesa. This overlay district, in conjunction with Urban Plan documents, will allow mixed-use development opportunities, and potentially 4,226 additional units by the year 2025.
HOUSING SUPPLY IMPACT ASSESSMENT	Ongoing.
REZONE REVIEW	None
DEVELOPMENT MONITORING PROGRAM	Ongoing activity.
CDBG FUNDING FOR HOMELESS SHELTER	During FY 2012-2013, 11 individuals were provided homelessness prevention services (i.e., rental assistance to prevent eviction or deposit assistance to move into housing), plus 10 individuals were provided transitional housing assistance and services.
ADEQUATE SITES.	• With the termination of the City's Redevelopment Agency based on Supreme Court opinion relative to AB1X26 and AB1X27 effective February 1, 2012, the future of affordable housing project sites and financing is being determined. • A total of 20 new and replaced housing units were completed construction in 2013. **
SINGLE-ROOM OCCUPANCY AND FAMILY-ROOM OCCUPANCY HOTELS	On going - Policy was adopted in 1991; three projects are completed and occupied for a total of 247 units; including a 91 senior units and 11 SRO units.
FAIR HOUSING ASSISTANCE	The City is a member of a region-wide effort to ensure equal access to housing. Generally, activities have included investigation, resolution and education. During FY 2012-2013 321 Costa Mesa households were assisted with fair housing issues.
INCENTIVES FOR AFFORDABLE SPECIAL NEEDS HOUSING	Accessibility is now required through ADA standards. A 50 percent density increase for construction of very-low

Housing Program Action	Current Status
	income senior housing is provided in the Density Bonus Program.
COMMON INTEREST DEVELOPMENTS	In 2013, 486 units of common interest developments were approved, under construction or completed.
CONDOMINIUM CONVERSIONS	In 2013, two apartment conversions were approved.
PRESERVATION OF AT-RISK HOUSING	No new activity.
DENSITY BONUS COMPLIANCE MONITORING	Annual review conducted to ensure compliance; 151 density bonus units exist in the City. As of 2013, all of the 29 properties participating in the Density Bonus Program are in compliance with the program's requirements in terms of maximum affordable rental rates. A separate report will be provided on the status of the Density Bonus units to the Planning Commission and City Council in April/ May, 2014.

*Common Interest Development Projects (approved in 2013)

Approved Projects

17 units – detached (1259 Victoria St.) approved
8 units – detached (2525 Santa Ana Ave.) approved
2 units – detached (2590 Orange Avenue) approved
14 units – detached (2157 Tustin Avenue) approved
22 units – attached live/work (132 Industrial Way) approved
10 units – attached (522 Bernard Street) approved
250 units – apartment complex (580 Anton Blvd.) approved
49 units – attached live/work (1677 Superior Avenue)
11 units – detached (687 Victoria Street)

4 units - detached (2160 and 2172 Myran Dr.) under construction
2 units – detached (1970 Maple Ave.) under construction
2 units – detached (1578 and 1580 Redlands Place) under construction
14 units – attached condominiums (2460 Newport Blvd.) under construction
38 units – attached live/work (1527 Newport Blvd.) under construction
4 units – detached (743 W. 20th Street) under construction
6 units – detached (2070 Maple Street) under construction
5 units – detached (1974 Meyer Place) approved in 2012 – under construction
5 units – detached (1856 Placentia Ave.) approved in 2012 – under construction
10 units – detached (789 Paularino Ave.) approved in 2012 – pending

** Completed Units

2 units – detached (1928 Santa Ana) approved and completed in 2012
2 units – detached (164 Flower St.) approved in 2012 – completed
2 units – detached (1596 Santa Ana Ave.) approved in 2012 – completed
2 units – detached (2427 Santa Ana Ave.) approved in 2012 – completed
4 units – detached (137 and 143 Monte Vista; 2493 and 2497 Elden Ave.) approved in 2012 – completed
2 unit duplex – (2160 A Pacific Avenue) – completed

1 unit – detached (208 21st Street) – completed
1 unit – detached (1678 Iowa Street) – completed
1 unit – detached (283 Albert Place) – completed
5 units – detached (449 Hamilton Street) – completed

TOTAL UNITS APPROVED: 383 UNITS
TOTAL UNITS UNDER CONSTRUCTION: 90 UNITS (10 UNITS PENDING)
TOTAL UNITS COMPLETED: 22 UNITS (includes common interest and detached single family units)

City of Costa Mesa
Table C2 - Housing Program Status
(January 2013 – December 2013)

Housing Element Programs		Affordability by Household Incomes				Total Units
		Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	
HOUSING REHABILITATION-OWNER		7	7	0	0	14
HOUSING REHABILITATION-RENTER		0	0	0	0	0
MOBILE HOME REHABILITATION		9	0	0	0	9
AFFORDABLE HOUSING CONSTRUCTION		0	0	0	0	0
GRANNY FLATS AND ACCESSORY APARTMENTS CONSTRUCTION		0	0	0	0	0
FIRST-TIME HOMEBUYER (this program is no longer available)		0	0	0	0	0
NEW SINGLE ROOM OCCUPANCY HOTEL ROOMS		0	0	0	0	0
PRESERVE AT-RISK UNITS		0	0	0	0	0
CONDOMINIUM CONVERSIONS APPROVED		N/A				0
URBAN PLANS MIXED-USE DEVELOPMENTS APPROVED *	SOBECA					
	WESTSIDE				109	109
	RESIDENTIAL OWNERSHIP				10	10
REZONE REVIEW						0

*master plan screening for 139 additional live/work and residential units was approved in 2013. The development plans are in process.