EXHIBIT A

City of Costa Mesa

Housing Element

2021-2029

ADOPTED FEBRUARY 2022

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EXECUTIVE SUMMARY

PURPOSE

The Housing Element plans for future housing opportunities within the City of Costa Mesa while also addressing housing needs within the community. This is the 6th cycle of the Housing Element and is for the planning period from 2021 to 2029.

HOUSING ELEMENT UPDATE GUIDING PRINCIPLES

The City of Costa Mesa followed certain "guiding principles" in developing its approach and strategy for accommodating future housing growth. These guiding principles assist with implementation of the housing goals, policies and programs and will aid overall decision making. The guiding principles are rooted in community engagement and local knowledge and input into the planning process. The guiding principles are as follows:

The City will plan for future housing primarily along major commercial, industrial, and mixed use corridors within Costa Mesa that are compatible with growth, while preserving established residential neighborhoods.

Each neighborhood, community, and district within Costa Mesa has its own unique characteristics and needs. Future housing growth will build upon Costa Mesa's history and complement the diversity and unique characteristics that already exist within each area.

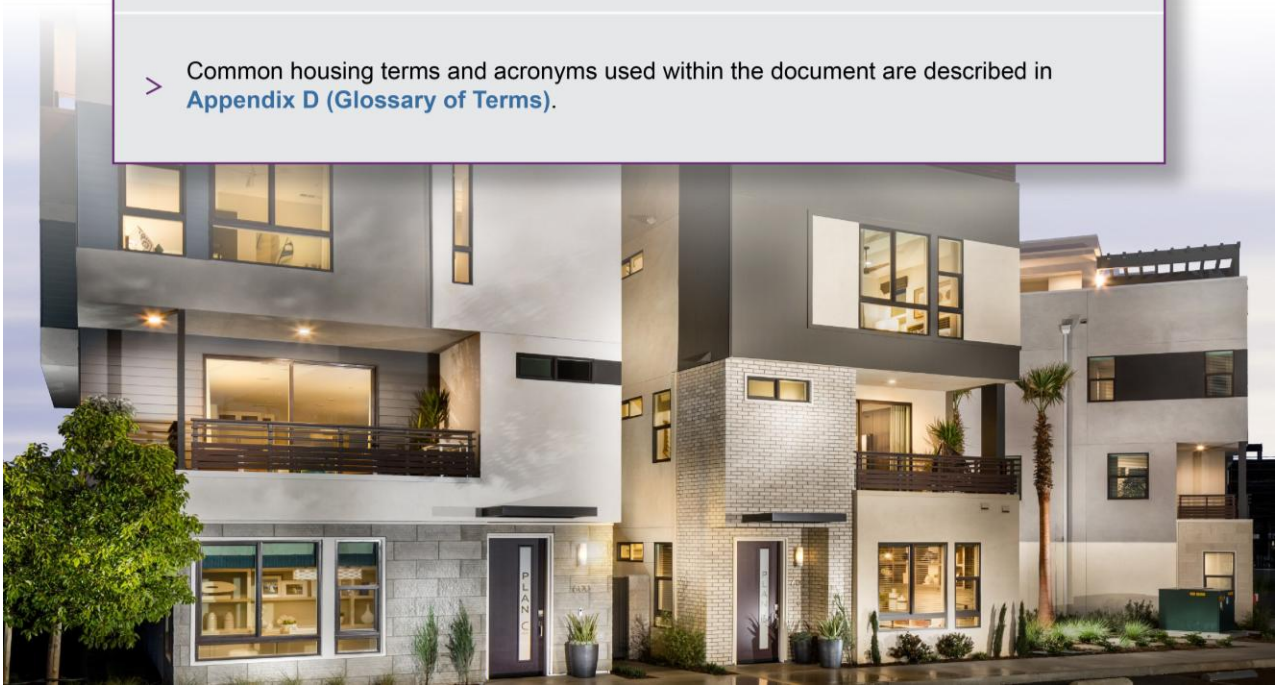
The City will plan for a diverse range of housing forms, types, and densities to address the housing needs of an inclusive and diverse community and provide housing opportunities that meet the needs of all residents, including low-income households, seniors, multi-generational families, larger households and special needs groups.



"HOW TO" GUIDE TO THE HOUSING ELEMENT

The City of Costa Mesa's Housing Element contains a lot of information relating to housing. The guide below is designed to help users navigate to the section of the document that contains the relevant information for each user's needs.

- Demographic information relating to housing, population, and family trends can be found in **Section 2 (Community Profile)**.
- **Section 3 (Constraints, Resources, and Fair Housing)** contains an overview of the City of Costa Mesa's 6th Cycle Candidate Sites Inventory and strategy. A more detailed analysis, including maps and a list of candidate housing sites by Assessor Parcel Number (APN) can be found in **Appendix B (Sites Analysis)**.
- A discussion of potential housing constraints, including governmental, non-governmental, and other constraints, is located in **Section 3**.
- The City's Action Plan to address and facil itate housing growth is located in **Section 4 (Housing Plan)**.
- A full summary of the City's community engagement efforts relating to the Housing Element Update, including meeting summaries and public comments received, is in **Appendix C (Summary of Community Engagement)**.
- Common housing terms and acronyms used within the document are described in **Appendix D (Glossary of Terms)**.



Chapter 1

Introduction

A. Role of the Housing Element

The Housing Element is one of the seven State mandated elements included in the City of Costa Mesa's General Plan. 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.

Each eight-year planning cycle, the City is allocated a specific number of housing units called the Regional Housing Needs Allocation (RHNA) determined by the Southern California Association of Governments (SCAG). The RHNA quantifies future housing growth within a City. Through research and analysis, the Housing Element identifies potential candidate housing sites and establishes the City's official housing policies and programs to accommodate the City's RHNA allocation. As part of the Housing Element, focus areas and corridors are identified where future housing may be appropriate. Candidate housing sites within those areas are identified in order to show that the City has or will have sufficient land with the appropriate zoning to facilitate the development of housing by the private market in sufficient quantity to meet its RHNA allocation. The Housing Element is not a document that lays out specifically where future housing must go nor does it mandate housing construction. The Housing Element is an important tool for the City of Costa Mesa to plan for and accommodate current and future housing growth within the community, over the eight-year planning cycle (2021-2029).

B. State Policy and Authorization

1. Background

As a mandated element of the Costa Mesa General Plan, the Housing Element must meet all requirements of existing state laws. Goals, programs and policies, and quantified objectives developed within the Housing Element are consistent with state law and are implemented within a designated timeline to ensure the City accomplishes the identified actions as well as maintains compliance with state law. The California Department of Housing and Community Development (HCD) reviews each Housing Element for substantial compliance with state law. HCD's review is required before a local government can adopt its Housing Element as part of its overall General Plan.

2. State Requirements

California State Housing Element Law (California Government Code Article 10.6) establishes the requirements for the Housing Element. California Government Code Section 65588 requires that local governments review and revise the Housing Element of their comprehensive General Plans no less than once every eight years.

The California Legislature identifies overall housing goals for the State to ensure every resident has access to housing and a suitable living environment; Section 65580 of the California Government Code states the following Housing Element goals:

a. *The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order.*
b. *The early attainment of this goal requires cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians in all economic levels.*
c. *The provisions of housing affordable to low- and moderate-income households requires the cooperation of all levels of the government.*
d. *Local and State governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for housing needs of all economic segments of the community. The Legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the state in addressing regional housing needs.*

Table 1-1 summarizes State Housing Element requirements and identifies location in this document where these requirements are addressed.

Table 1-1: Housing Element Requirements

Housing Element Requirement(s)	Gov. Code Section	Reference in Housing Element
Analysis of employment trends.	Section 65583.a	Chapter 2.B.1
Projection and quantification of existing and projected housing needs for all income groups.	Section 65583.a	Chapter 3.F
Analysis and documentation of the City's housing characteristics, including cost for housing compared to ability to pay, overcrowding, and housing condition.	Section 65583.a	Chapter 2.C, D, F
An inventory of land suitable for residential development including vacant sites and sites having redevelopment potential.	Section 65583.a	Chapter 3.F.1
Analysis of existing and potential governmental constraints upon the maintenance, improvement or development of housing for all income levels.	Section 65583.a	Chapter 3.B
Analysis of existing and potential nongovernmental (private sector) constraints upon maintenance, improvement or development of housing for all income levels.	Section 65583.a	Chapter 3.B
Analysis concerning the needs of the homeless.	Section 65583.a	Chapter 2.E.8
Analysis of special housing needs: handicapped, elderly, large families, farm workers, and female-headed households.	Section 65583.a	Chapter 2.E
Analysis of opportunities for energy conservation with respect to residential development.	Section 65583.a	Chapter 3.G.2
Identification of Publicly-Assisted Housing Developments.	Section 65583.a	Chapter 3.E.3
Identification of Units at Risk of Conversion to Market Rate Housing.	Section 65583.a	Chapter 3.E.3
Identification of the City's goal relative to the	Section 65583.a	Chapter 4

Table 1-1: Housing Element Requirements		
Housing Element Requirement(s)	**Gov. Code Section**	**Reference in Housing Element**
maintenance, improvement, and development of housing.		
Analysis of quantified objectives and policies relative to the maintenance, improvement, and development of housing.	Section 65583.b	Chapter 4
Identification of adequate sites that will be made available through appropriate action with required public services and facilities for a variety of housing types for all income levels.	Section 65583.c(1)	Appendix B
Identification of strategies to assist in the development of adequate housing to meet the needs of low and moderate-income households.	Section 65583.c(2)	Chapter 3.E.1, 2, 3
Description of the Public Participation Program in the formulation of Housing Element Goals, Policies, and Programs.	Section 65583.d	Appendix C
Description of the Regional Housing Needs Assessment (RHNA) prepared by the Southern California Association of Governments.	Section 65583.e	Chapter 3.F
Analysis of Fair Housing, including Affirmatively Furthering Fair Housing.	Section 8899.50	Chapter 3.E
Review of the effectiveness of the past Element, including the City's accomplishments during the previous planning period.	Section 65583.f	Appendix A
Source: State of California, Department of Housing and Community Development.		

Costa Mesa's current Housing Element was adopted in January 2014 for the 5th cycle for the 2014 - 2021 planning period. The 6th Cycle Housing Element will plan for the 2021-2029 planning period. Multiple amendments have been made to Housing Element law since the adoption of the City's 5th Cycle Housing Element; such amendments and subsequent housing laws change the required analysis, reporting and policies contained in the Housing Element. The contents of this updated Housing Element comply with these amendments to state housing law and all other federal, state and local requirements.

3. Regional Housing Needs Assessment

California's Regional Housing Needs Assessment (RHNA) is the basis for determining future housing need, by income category, within the state and is based on growth in population, households, and employment. The statewide RHNA is determined under the administration of the Department of Housing and Community Development (HCD). The quantified housing need is then allocated among the state's 18 Metropolitan Planning Organizations (MPOs). For the City of Costa Mesa's case, this agency is the Southern California Association of Governments (SCAG).

In accordance with Section 65583 of the California Government Code, SCAG then delegates a "fair share" of housing need to its member jurisdictions. The City of Costa Mesa's RHNA allocation is divided amongst four income categories, which are benchmarked on the County of Orange's median income for a family of four.

Table 1-2 below identifies the four income categories by which the City's RHNA allocation is divided. For the 2021-2029 planning period the City of Costa Mesa is allocated a total of 11,760 units as shown below.

Table 1-2: RHNA Income Categories		
Income Category	Percent of Median Family Income (MFI)	Costa Mesa's RHNA Allocation for the 2021-2029 Planning Period
Very Low Income	0-50% MFI	2,919 units
Low Income	51-80% MFI	1,794 units
Moderate Income	81-120% MFI	2,088 units
Above Moderate Income	>120% MFI	4,959 units
	Total	11,760 units

4. Relationship to Other General Plan Elements

The goals, policies, actions, and programs within the Housing Element relate directly to, and are consistent with, all other elements in the City's General Plan. The City's Housing Element identifies programs and resources required for the preservation, improvement, and development of housing to meet the existing and projected needs of its population.

The Housing Element works in tandem with development policies contained in the Land Use Element, most recently amended in 2018. The Land Use Element establishes the location, type, intensity and distribution of land uses throughout the City, and defines the land use build-out potential. By designating residential development, the Land Use Element places an upper limit on the densities and types of housing units constructed in the City. The Land Use Element also identifies lands designated for a range of other uses, including employment creating uses, open space, and public uses. The presence and potential for jobs affects the current and future demand for housing at the various income levels in the City.

The City's Transportation Element also affects the implementation of the Housing Element. The Transportation chapter establishes policies for a balanced circulation system in the City. Costa Mesa's Circulation Element establishes policies governing the system of roadways, intersections, bike paths, pedestrian ways, and other components of the circulations system, which collectively provide for the movement of persons and goods throughout the City. Consequently, the Housing Element must include policies and incentives that consider the types of infrastructure essential for residential housing units in addition to mitigating the effects of growth in the City.

The Housing Element has been reviewed for consistency with the City's other Community Plan Chapters, and the policies and programs in this Element are consistent with the policy direction contained in other parts of the General Plan. As portions of the General Plan are amended in the future, the Housing Element will be reviewed to ensure that internal consistency is maintained.

5. Public Participation

Public participation is a vital component of the Housing Element update process. Public engagement creates opportunities for community members to provide their input and feedback, information which then directs the Housing Element's goals, policies and programs. Section 65583 of the Government Code requires local governments to make diligent and continued efforts to achieve public participation of all economic segments of the community. Meaningful community participation ensures that a variety of stakeholders and community members are offered a platform to engage in the City's planning process.

The City of Costa Mesa engaged in an extensive community outreach process as part of the development of the 6th Cycle Housing Element. The outreach plan focused on reaching as many segments of the population as possible through a series of citywide meetings, district-specific meetings, focused group meetings, and meetings with topical experts in the area of housing. These efforts were complemented by a series of online presentations, handouts, and community surveys.

Outreach for the 6th Cycle Housing Element to the community are outlined in detail in **Appendix C: Summary of Community Outreach**, and includes the following actions:

- Housing Element Update webpage with all housing materials available in English and Spanish, located at : www.costamesaca.gov/housing-element-update
- Virtual Townhall Meetings
- District Specific Meetings
- Stakeholder Meetings
- Online Community Survey
- City Council and Planning Commission Study Sessions

As required by Government Code Section 65585(b)(2), all written comments regarding the Housing Element made by the public have previously been provided to each member of the City Council.

2026 Housing Element Amendments:

This Housing Element reflects a targeted update to specific chapters and appendices, prepared in response to the City Council's March 2026 hearing, at which several sites were removed from the sites inventory at property owners' request. To maintain compliance with State Housing Element Law following these site removals, the City has revised specific sections to reflect updated site inventory data, realistic capacity assumptions, and related findings. Other sections of the Housing Element not directly affected by these changes have not been revised as part of this targeted update. A comprehensive Housing Element update will be prepared during the 7th Cycle planning period.

On October 10, 2025, the California Court of Appeal (Second Appellate District), in *New Commune DTLA LLC v. City of Redondo Beach*, concluded that a residential overlay on Housing Element sites cannot satisfy a jurisdiction's RHNA if the underlying zoning allows development without residential uses. In December 2025, the City notified property owners of sites included in the Housing Element inventory of the draft rezoning of Housing Element sites via an overlay within the context of the Court decision. The City fielded questions and requests from property owners, some seeking more information, some to have their sites removed from the inventory, and others wanting to have their properties added.

On February 9, 2026, the Planning Commission held a public hearing on amendments to the Zoning Code, Zoning Map, and North Costa Mesa Specific Plan to implement Housing Element programs and rezone Housing Element sites. As part of its action, the Planning Commission directed staff to honor recent requests from property owners seeking to be added to or removed from the Housing Element sites inventory, and to exclude a specific property from the proposed Mixed-Use Overlay District (MOUD) that would apply to Housing Element sites. On March 17, 2026, the City Council approved an amendment to the Housing Element to remove 17 sites and add 2 sites to the inventory, as well as amendments to the Zoning Code,

Zoning Map. North Costa Mesa Specific Plan, and the rezoning of the remaining Housing Element sites via the MUOD. This amendment to the Housing Element resulted in a temporary loss of adequate capacity to meet the RHNA.

Following the March 2026 amendment of the Housing Element, the City identified additional sites for the inventory to achieve adequate RHNA capacity, including a buffer.

A. Neighborhoods Where We All Belong Community Visioning

Public outreach is an important component of the Housing Element implementation effort. The City conducted an inclusive, accessible, and transparent community engagement process to encourage meaningful public input. Feedback collected through various outreach methods directly informed planning decisions and implementation strategies.

Beginning in 2025, the City launched the "Neighborhoods Where We All Belong" community visioning process to implement the Housing Element and Measure K. This name was intentionally selected to reflect the City's intent to facilitate housing and neighborhood development to meet diverse local needs. It avoids technical language in order to be more approachable to a wide audience. The community visioning and outreach plan for Neighborhoods Where We All Belong was strategically designed to maximize opportunities for public participation. In addition to a variety of events and activities in English and Spanish, the community was also able to provide input throughout the process via email, an online comment form, and the project website.

Different techniques were employed to reach community members, including bilingual post cards, YouTube videos, City Hall Snapshot (email newsletter) articles, social media posts, press releases, newspaper ads, posters, signs, emails to the interest list, and announcements at public hearings. The City employed a variety of outreach methods to ensure broad and equitable participation. When possible, engagement activities were scheduled at different times of day, days of the week, and in multiple locations and formats to accommodate diverse schedules and preferences. Community visioning and outreach activities included public open houses, workshops, walking tours, pop-up events at local businesses and community events, in-person and online surveying, focused stakeholder discussions, an online workshop, and formal public hearings and study sessions.

As part of NWWAB community visioning, the City conducted three rounds of community engagement activities. The first round of outreach focused on informing the public about the purpose of the rezoning, gathering input on future housing opportunities, what the community would like to see in new neighborhoods and residential developments. The second round of outreach was more focused on specific design features and uses. Through a variety of outreach activities, including a building blocks exercise, the City sought feedback on topics such as building form, design, density and intensity, mixed-use development, land use compatibility, open space, parking, mobility, and infrastructure. The third round of outreach was conducted to encourage the public to review and comment on draft Zoning Code updates and new objective design standards crafted to encourage and facilitate housing and mixed-use development.

Input received through NWWAB community visioning helped inform the City's understanding of community priorities and concerns related to future housing development. These comments were considered as

part of the City's ongoing Housing Element implementation and provided broader context for the 2026 Housing Element Amendments.

In April 2026, the Orange Section of the California Chapter of the American Planning Association awarded the City with the Opportunity and Empowerment Award of Merit for the Neighborhoods Where We All Belong Community Visioning (Round One).

B. Outreach Specific to the Second Housing Element Amendment

In the third round of Neighborhoods Where We All Belong community outreach, the City conducted a comprehensive and multi-layered process to inform the 2026 Housing Element Amendment and associated rezoning efforts. This process included a community Open House, public comment period on the draft Housing Element, two focus group discussions, and study sessions and formal hearings before the Planning Commission and City Council from late 2025 through 2026. In parallel, the City carried out targeted outreach to property owners whose sites were under consideration for inclusion in the updated inventory, gathering critical information on site availability, redevelopment potential, and development constraints to ensure that the amended inventory reflects realistic capacity assumptions and current conditions.

The June 3, 2026, community Open House provided an accessible forum for residents, businesses, and local organizations to learn about the amendment, Housing Element law, proposed Housing Element sites, and offer input on proposed changes.

Stakeholder focused discussions which took place on June 10, 2026, enabled more in-depth feedback from community partners on key housing issues. Together, these efforts ensured a transparent, inclusive process that integrated technical analysis with community and stakeholder input to refine the amended Housing Element and its implementation strategies.

C. Assembly Bill 215 Compliance

The City complied with the public review requirements of Assembly Bill 215 (AB 215, Chapter 342, Statutes of 2021). The draft 2026 Housing Element Amendment was posted on the City's website on June 8, 2026 and was open for public review and comment until June 15, 2026.

Additionally, the City emailed a link to the draft amendment to individuals and organizations that had previously requested notices related to the City's Housing Element. The public was provided with an opportunity to review and comment on the draft amendment during the public comment period. Additionally, members of the public were able to review the draft Housing Element sites at the June 3, 2026 public community open house prior to the public comment period.

Community visioning and outreach for the 6th Cycle Housing Element, and a summary of all public comments regarding the Housing Element received by the City during the update process, are outlined in detail in Appendix C.

D. August 2026 Amendments

Following receipt of HCD's preliminary comments on the draft 2026 Housing Element Amendment, the City made additional revisions to provide additional clarifying edits. The revised draft was posted for an additional 7-day public review and comment period, consistent with the requirements of AB 215.

In response to comments received during this public review period, the City made further revisions to the draft amendment. Concurrently, on August 17, 2026, the Planning Commission held a public hearing to review the revised draft Housing Element Amendment and receive public testimony. A copy of public comments received during the Planning Commission hearing and the 7-day public review is provided in Appedix C.

E. Summary of Public Comments and Key Themes

During the 2026 Housing Element Amendment outreach process and public comment period, the City received feedback on a range of housing-related topics, including housing affordability, housing distribution, development review timelines, infrastructure and community amenities, traffic, and coordination with local housing and service organizations. Comments were received through the Open House community event, focused discussions, and written comments submitted during the public comment period.

Overall, comments reflected support for expanding housing opportunities across the community, including housing for young families, seniors, the local workforce, and households at a range of income levels. Comments emphasized that future housing growth should be paired with affordability, access to daily services and amenities, schools, infrastructure planning, and consideration of traffic impacts, particularly in areas planned for higher-density housing such as north of I-405.

Comments also encouraged the City to continue improving the development review and permitting processes by increasing staff capacity, reducing bottlenecks, improving transparency, and providing opportunities for applicants to request clarification during review. Several comments also asked the City to better explain the role of the Inclusionary Housing Ordinance in the Housing Element update and to consider additional incentives that support the production of affordable housing while helping offset development costs.

Lastly, comments included site-specific requests from property owners requesting that certain properties either be added to or removed from the Housing Element sites inventory. These requests were reviewed by the City as part of the overall sites inventory analysis, including consideration of Housing Element requirements, Measure K/MUOD applicability, realistic development potential, parcel characteristics, existing uses, and the City's need to maintain adequate capacity to meet its RHNA obligation with an appropriate buffer.

The following table summarizes the general themes raised during outreach and the public comment period, along with how public comments and feedback were incorporated into the 2026 amendment.

Public Comment Theme	Summary of Feedback Received	Housing Element Response to Feedback
Housing growth, neighborhood compatibility, and quality of life	Comments raised questions about how new development could affect sunlight, parking, neighborhood character, building scale, and day-to-day resident experience. Comments also discussed how different densities may result in different housing types, including	**Programs 2B, 3D, 3I, and 3J.** These programs collectively address comments related to growth, design and compatibility. Together, they support the City's broader rezoning efforts through the MUOD, adoption of objective design standards, and updates to development review procedures.

Public Comment Theme	Summary of Feedback Received	Housing Element Response to Feedback
	townhomes, stacked townhomes, mixed-use housing, and larger multifamily projects. Overall, comments emphasized that increased housing capacity should be paired with thoughtful design, clear standards, and attention to neighborhood context.	Through these programs, the City is implementing Measure K by increasing residential capacity in appropriate areas of the City, establishing location-specific densities and height standards, and creating clear objective standards for future multifamily and mixed-use development. The City is also in the process of adopting objective design standards that will apply citywide to multifamily residential projects. These standards address design elements related to building form, site planning, pedestrian orientation, open space, sunlight access and compatibility with surrounding residential and commercial areas.
Inclusionary Program	Comments expressed support for increasing affordable housing opportunities and asked questions about the City's inclusionary housing program. Some comments expressed interest in prioritizing on-site affordable units, reducing the threshold at which inclusionary requirements apply, and providing additional incentives for affordable housing production.	Programs 2A and 2I were updated in relation to the City's Density Bonus and Inclusionary Ordinance. The City adopted its Inclusionary Housing Ordinance in 2024 to increase the production of affordable housing as new residential development occurs. The City will continue to implement the ordinance and evaluate its effectiveness over time, including opportunities to prioritize on-site affordable units and assess whether adjustments are needed. Additionally, the City continues to encourage the use of State Density Bonus Law as an additional mechanism to obtain and prioritize affordable housing as part of development.
Anti-displacement, preservation, and housing stability	Comments emphasized that new housing production should be paired with anti-displacement strategies, particularly in Westside neighborhoods and areas where lower-income residents may be more vulnerable to housing instability.	The City will continue to support preservation and rehabilitation of existing housing through Programs 1A, 1B, 1C and 4A including implementation of rehabilitation programs, CDBG-funded programs, fair housing services, tenant assistance and preservation monitoring.

Public Comment Theme	Summary of Feedback Received	Housing Element Response to Feedback
ADUs and faith-based housing opportunities	Comments encouraged the City to continue supporting ADU production and to provide more resources or assistance to property owners interested in building ADUs. Comments also expressed interest in learning more about SB 4 and how churches, faith-based organizations, and other eligible institutions may be able to provide housing on their properties.	The City has exceeded the ADU projections identified in the 2021 Housing Element and continues to see interest in ADU production. The City will continue to support ADUs through Program 3M pre-approved ADU plans, website resources and technical assistance. The City will also continue implementing Program 3k to provide information and technical assistance related to housing opportunities on faith-based and institutional sites, including applicable state housing laws such as SB 4. In June, 2026, the City held stakeholders meeting with faith based organizations regarding SB 4 and is currently developing an SB 4 informational handout for faith based organizations and the wider public.
Public education and plain-language housing information	Comments encouraged the City to provide more education, technical assistance, and plain-language materials on housing laws and programs, including SB 4, Measure K, the Housing Element, zoning updates, objective design standards, ADUs, and affordable housing requirements.	The City continues to implement Program 4A that includes actions related to providing public information through the City website, community meetings, public notices, and other outreach materials. The City is also developing supplemental materials including checklists and handouts regarding specific city-programs such as ADUs, Faith-based site, etc.,
Permit streamlining, transparency, and interdepartmental coordination	Comments noted that the permit process can be slow and difficult to navigate, especially for affordable housing projects. Comments supported tools that help applicants understand where a project is in the review process, who is reviewing it, and what steps remain.	The City recently completed Programs 2B and 2K to streamline housing review and reducing constraints to housing production.
Community amenities, open	Comments expressed interest in more community gathering places, such as community centers, YMCA-type	Program 2B reflects the City's efforts on adopting objective design standards and the MUOD which includes requirements and incentives related to private open space,

Public Comment Theme	Summary of Feedback Received	Housing Element Response to Feedback
space, and "third places"	facilities, civic spaces, parks, plazas, and other amenities.	common open space, and publicly accessible open space. These standards are intended to support usable outdoor areas, pedestrian-oriented design, and opportunities for plazas, courtyards, and other gathering spaces as new development occurs.
General support for expanded housing opportunities	Comments generally supported making it easier to build housing of all types and income levels, including affordable housing, workforce housing, for-sale housing, ADUs, and housing on faith-based sites.	The City is implementing several Housing Element programs and zoning updates to expand housing opportunities, including the Inclusionary Housing Ordinance, streamlined review, citywide objective design standards, support for faith-based housing sites, Housing Element rezones, and additional rezoning beyond the City's RHNA obligation. Together, the 2026 Housing Element Amendment, MUOD, and related zoning updates increase residential capacity, support a broader range of housing types, and provide capacity for approximately **22,000 units** citywide.
Site-specific requests to add or remove properties from the sites inventory	Comments included requests from specific property owners and interested parties to either add specific properties to the Housing Element sites inventory or remove properties from consideration. Requests to add sites generally reflected interest in future residential or mixed-use development opportunities.	The City responded to these requests by removing sites where property owners requested removal and adding specific sites where property owners or developers expressed interest in residential development and site conditions demonstrated realistic development opportunity. These changes help reflect property owner intent, development interest, and the realistic potential for additional residential development during the planning period.

6. Data Sources

The data used for the completion of this Housing Element comes from a variety of sources. These include, but are not limited to:

- 2000 and 2010 Census
- American Community Survey
- Regional Analysis of Impediments to Fair Housing (AI)
- Point-in-Time Homeless Census by the Regional Task Force on the Homeless, 2020
- Home Mortgage Disclosure Act (HMDA) lending data
- California Department of Economic Development
- California Employment Development Division Occupational Wage data, 2020
- Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy (CHAS), 2013-2017

The data sources represent the best data available at the time this Housing Element Update was prepared. The original source documents contain the assumptions and methods used to compile the data.

7. Housing Element Organization

This Housing Element represents the City's policy program for the 2021-2029 6th Planning Period. The Housing Element is comprised of the following Chapters:

Chapter 1: Introduction contains as summary of the content, organization, and statutory considerations of the Housing Element;

Chapter 2: Community Profile contains an analysis of the City's population, household and employment base, and the characteristics of the housing stock;

Chapter 3: Housing Constraints, Resources, and Fair Housing examines governmental and non-governmental constraints on production, maintenance, and affordability of housing and provides a summary of housing resources, including sites identification and funding and financial considerations;

Chapter 4: Policy Plan addresses Costa Mesa's identified housing needs, including housing goals, policies, and programs.

Appendices provides various appendices with supplementary background resources including:

- Appendix A – Review of Past Performance of 5th Cycle Programs
- Appendix B – Sites Analysis
- Appendix C – Summary of Outreach
- Appendix D – Glossary of Housing Terms

Chapter 2

Community Profile



Community Profile

This Community Profile for the City of Costa Mesa provides an overview of the City's housing and population conditions. The Community Profile serves as the foundation for the 2021-2029 Housing Element's policies. It describes and assesses the factors and characteristics that contribute to the supply and demand for housing in Costa Mesa. Specifically, the Community Profile describes the community's population, employment, economics, and household characteristics. Special needs groups and housing stock characteristics are also described. The Community Profile provides baseline analysis to inform the goals, programs, and policies, included in the Housing Element.

The data used for this Community Profile has been collected using the most current available data from the Southern California Association of Governments (SCAG), 2010 U.S. Census, 2010-2018 U.S. Census American Community Survey (ACS), the California Department of Finance, the California Employment Development Department, the California Department of Education and other relevant available real estate and market data.

A. Population Characteristics

Population characteristics directly impact the current and future housing demand in a community. The type and extent of housing needs is often influenced by population growth, age composition of the community and the mix of race/ethnicity. These factors also determine the ability of the local population to afford housing costs. The following section describes and analyzes various population characteristics and local trends that affect housing needs.

1. Population Growth

Table 2-1 compares Costa Mesa's forecasted population growth from 2010 to 2040 to the surrounding cities. The U.S. Census reported a population of 109,960 in 2010. Costa Mesa's population represents 3.7 percent of the total Orange County population.

Table 2-1 estimates a 2010-2040 population growth of 5.8 percent, or 6,440 persons. Population growth estimates for Orange County anticipated an increase of 8.7 percent between 2010 to 2020. A 5.8 percent growth is projected for Orange County between 2020 and 2040. Costa Mesa's estimated future population growth rate during that time period is lower than surrounding cities. For example, Irvine's population is estimated to increase 10.5% through 2040 and Newport Beach's population is estimated to increase 3.8% over that same period. This is compared to 2.2% growth in Costa Mesa between 2020 and 2040.

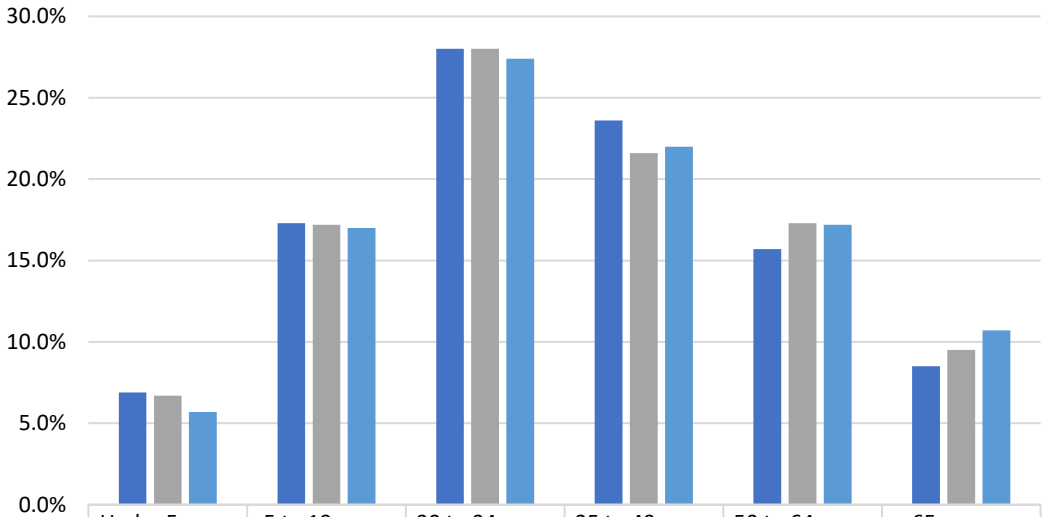
Table 2-1: Population Growth Forecast, 2010-2040							
Jurisdictions	Population					Percent Change	
	2010 Actual	2012 Projected	2020 Projected	2035 Projected	2040 Projected	2010-2020	2020-2040
Newport Beach	85,186	86,300	89,300	92,300	92,700	4.8%	3.8%
Costa Mesa	**109,960**	**111,200**	**113,900**	**116,500**	**116,400**	**3.6%**	**2.2%**
Irvine	212,375	227,100	296,300	326,700	327,300	39.5%	10.5%
Santa Ana	324,528	329,200	340,600	343,400	343,100	5%	0.7%
Huntington Beach	189,992	193,200	203,800	207,300	207,100	7.3%	1.6%
Orange County	3,010,232	3,072,000	3,271,000	3,431,000	3,461,000	8.7%	5.8%
Sources: Bureau of the Census (2010) and SCAG 2016-2040 Regional Growth Forecast by Jurisdiction Report.							

2. Age Characteristics

Age composition of a community is a consideration when evaluating housing need – housing demand within the local real estate market may be influenced by the unique preferences of certain age groups. For example, young adults and seniors may favor apartments, low to moderate-cost condominiums, and smaller or more affordable single-family units. Young adults and seniors tend to have comparatively lower or fixed incomes and may have a smaller family size. In comparison, the middle-aged demographic typically represents the largest portion of local home buyers.

As these age cohorts move through different stages of life, housing needs and preferences will likely change. Creating a well-balanced community that provides for the individual housing needs of its residents will consider the changing housing needs of the current and projected future population.

Figure 2-1: Age Distribution in Costa Mesa, 2010-2018



	Under 5 years	5 to 19 years	20 to 34 years	35 to 49 years	50 to 64 years	65 years +
2010	6.90%	17.30%	28.00%	23.60%	15.70%	8.50%
2015	6.70%	17.20%	28.00%	21.60%	17.30%	9.50%
2018	5.70%	17.00%	27.40%	22.00%	17.20%	10.70%

Source: American Community Survey, 5-Year Estimates, 2010, 2015, and 2018.

Figure 2-1 shows age distribution of Costa Mesa residents from 2010 to 2018. Young adults 20 to 34 years were estimated to represent the largest age group in Costa Mesa in 2018 (27.4 percent). Children aged 5 years and under were estimated to represent 5.7 percent of the City's population in 2018. Seniors aged 65 years and over experienced the largest percent change of all age groups between 2010 and 2018 (a 2.2% increase).

These data shown in Figure 2-1 indicate a slight aging trend in the City of Costa Mesa, with some decreases in the population aged 34 years and under and a larger increase for persons aged over 50 years. The population aged 65 and over experienced the most growth. An aging population may result in changing needs for different housing types, amenities, and accessibility to local services.

Table 2-2 displays estimated age characteristics in 2018 for Costa Mesa, Orange County, and adjacent cities. Persons aged 25 to 44 represent the largest population age group in Costa Mesa. Teenagers aged 15 to 17 represent the smallest age group in Costa Mesa (3.2 percent of the total population). Just under 11 percent of Costa Mesa's population are persons aged 65 years or older.

Table 2-2: Age Distribution by Jurisdiction, 2018

Jurisdiction	Under 5	5 to 14	15 to 17	18 to 24	25 to 44	45 to 64	65 years +
Newport Beach	3.9%	10%	3.5%	6.3%	23.4%	30.2%	22.7%
Costa Mesa	**5.7%**	**11.4%**	**3.2%**	**9.6%**	**35.2%**	**24.3%**	**10.7%**
Irvine	6.4%	12.4%	3.6%	13%	30.8%	23.9%	9.9%
Santa Ana	7.5%	15.2%	4.4%	11.3%	30.9%	22.1%	8.6%
Huntington Beach	5.2%	10.9%	3.5%	7.6%	27%	29%	16.9%
Orange County	6.0%	12.5%	4%	9.5%	27.4%	26.6%	13.9%

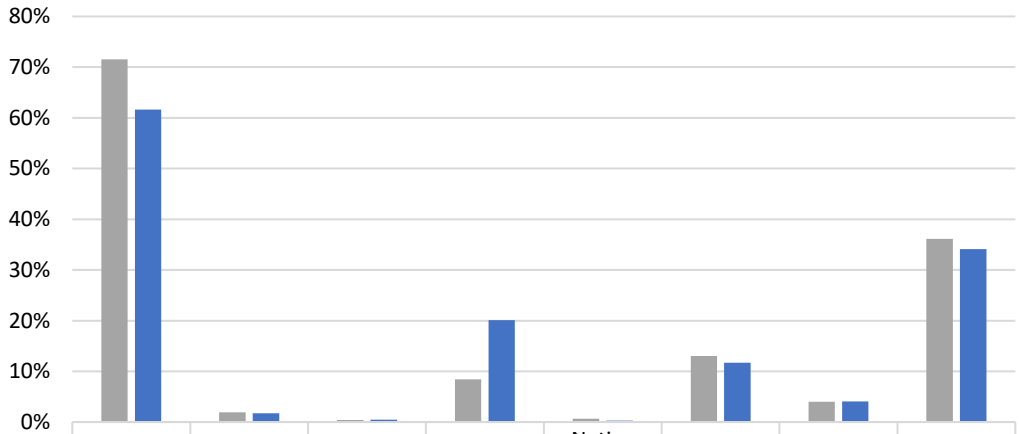
Source: American Community Survey, 5-Year Estimates, 2018

3. Race/Ethnicity Characteristics

Different racial and ethnic groups often represent a variety of household characteristics, income levels, and cultural backgrounds which may influence housing needs, housing choices, and housing types. Various cultures may also influence preferences for specific types of housing that need to be considered in future housing needs of a community.

Figure 2-2 and Table 2-3 compare racial and ethnic composition between Costa Mesa, adjacent communities, and Orange County. The White population represents the largest racial group (71.6 in Costa Mesa). The smallest racial groups, each representing less than 1 percent of the City and County populations, are the American Indian/Alaska Natives and the Native Hawaiian/other Pacific Islanders. The Asian population in Costa Mesa represents 8.4 percent of the total population, compared to 20.1 percent of the total Orange County population. Persons identifying as of Hispanic or Latino origin represent 36.1 percent of entire Costa Mesa's population, compared to 34.1 percent in Orange County. Persons identifying as being of Hispanic or Latino origin may be from any race. This is not additive to the racial composition information shown in Figure 2-2.

Figure 2-2: Percentage of Racial and Ethnic Composition, 2018



	White	Black or African American	American Indian and Alaska Native	Asian	Native Hawaiian and Other Pacific Islander	Some Other Race	Two or More Races	Hispanic or Latino
Costa Mesa	71.6%	1.9%	0.4%	8.4%	0.7%	13.0%	4.0%	36.1%
Orange County	61.7%	1.7%	0.5%	20.1%	0.3%	11.7%	4.1%	34.1%

Source: American Community Survey, 5-Year Estimates, 2018.

Table 2-3: Racial and Ethnic Composition, 2018

Jurisdiction	White	Black	American Indian and Alaska Native	Asian	Native Hawaiian or Other Pacific Islander	Some Other Race	Two or More Races	Persons of Hispanic or Latino Origin (of any race)
Newport Beach	85.3%	0.8%	0.3%	8.3%	0.2%	2.1%	3.1%	9%
Costa Mesa	**71.6%**	**1.9%**	**0.4%**	**8.4%**	**0.7%**	**13%**	**4%**	**36.1%**
Irvine	47.6%	1.9%	0.2%	42.3%	0.2%	2.8%	5.2%	10.3%
Santa Ana	44.2%	1.1%	0.6%	11.8%	0.2%	40.1%	1.9%	76.8%
Huntington Beach	72.4%	1.4%	0.6%	12.1%	0.4%	7.7%	5.4%	20.0%
Orange County	61.7%	1.7%	0.5%	20.1%	0.3%	11.7%	4.1%	34.1%

Source: American Community Survey, 5-Year Estimates, 2018.

Demographic analysis includes evaluating demographic changes over time. The U.S. Census and ACS report little change in racial and ethnic composition in Costa Mesa between 2010 and 2018, as displayed in **Table 2-4**. The greatest percent change was an increase of about 2 percent of the Hispanic and Latino population, regardless of race. The population of persons who identify as two or more races rose by 1.6 percent. The White population experienced the greatest percent decrease between 2010 and 2015 at 5.6 percent. In 2018 the White population increased by 5 percent. Those identifying as Some Other Race increased by 4 percent in 2015 and then decrease by 5.2 percentage points in 2018.

Table 2-4: Racial and Ethnic Composition, 2010-2018					
Race/Ethnicity	2010	2015	2018	Percent Change 2010 to 2015	Percent Change 2015 to 2018
White	72.3%	66.7%	71.6%	-5.6%	4.9%
Black	1.2%	1.6%	1.9%	0.4%	0.3%
American Indian and Alaska Native	0.4%	0.3%	0.4%	-0.1%	0.1%
Asian	9%	9%	8.4%	0%	-0.6%
Native Hawaiian or Other Pacific Islander	0.6%	0.5%	0.7%	-0.1%	0.2%
Some Other Race	14.1%	18.2%	13%	4.1%	-5.2%
Two or More Races	2.4%	3.6%	4%	1.2%	0.4%
Hispanic or Latino	34.2%	35.7%	36.1%	1.5%	0.4%
Source: American Community Survey, 5-Year Estimates, 2010, 2015, and 2018.					

B. Economic Characteristics

Economic characteristics of a community provide valuable insight into a community's ability to access the housing market. Different job types, income levels and the number of workers in a household could also affect housing affordability and choice. Therefore, a healthy balance between jobs and housing is important when evaluating the economic characteristics of a community.

1. Employment and Wage Scale

The SCAG Growth Forecast Report estimates employment growth for the City of Costa Mesa and nearby cities, as summarized in Table 2-5. From 2012 to 2040, Orange County forecasts a net gain of 373,000 new jobs – a 23.2 percent increase over 28 years. Santa Ana and Newport Beach are estimated to experience the smallest percent growth of approximately 7 percent. Irvine has the fastest growing job market with an estimated increase of almost 40 percent, or 95,600 new jobs. In contrast, Costa Mesa has a forecasted employment growth of 9.9 percent through 2040.

Table 2-6 shows how employment has changed amongst different sectors for Costa Mesa residents between 2010 and 2018. In 2010, the majority of the working population in the City was employed in education services, health care, and social assistance. In 2018, the majority of employed persons were estimated to be in the professional, scientific, management, and administrative services sector. This sector is estimated to have increased by 2.7 percent between 2010 and 2018. Agriculture, forestry, fishing and hunting, and mining represents the sector with the lowest rates of employment for all cities in Orange County.

Table 2-5: Employment Growth Trends, 2012-2040								
Jurisdiction	2012	2020	2035	2040	% Change 2012-2020	% Change 2020-2040	# Change 2012-2040	Total % Change
Newport Beach	76,000	77,900	78,900	79,100	2.5%	1.5%	3,100	4.1%
Costa Mesa	**84,600**	**89,600**	**92,700**	**93,200**	**5.9%**	**4.0%**	**8,600**	**10.2%**
Irvine	224,400	280,600	314,000	320,000	25.0%	14.0%	95,600	42.6%
Santa Ana	154,800	160,600	165,200	166,000	3.7%	3.4%	11,200	7.2%
Huntington Beach	75,800	82,900	86,400	87,000	9.4%	4.9%	11,200	14.8%
Orange County	1,526,000	1,730,000	1,870,000	1,899,000	13.4%	9.8%	373,000	24.4%
Source: *SCAG 2016-2040 Regional Growth Forecast by Jurisdiction Report.*								

Table 2-6: Employment in Costa Mesa by Sector, 2018					
Industry Sector	2010		2018		Percent Change 2010-2018
	# of people employed	% of City Employment	# of people employed	% of City Employment	
Agriculture, forestry, fishing and hunting, and mining	231	0.4%	557	0.9%	0.5%
Construction	3,831	6.4%	3,783	5.9%	-0.5%
Manufacturing	5,768	9.6%	5,869	9.2%	-0.4%
Wholesale trade	2,562	4.3%	2,005	3.2%	-1.1%
Retail trade	6,643	11.1%	7,224	11.3%	0.2%
Transportation and warehousing, and utilities	1,493	2.5%	1,850	2.9%	0.4%
Information	1,385	2.3%	1,216	1.9%	-0.4%
Finance and insurance, and real estate and rental leasing	6,076	10.2%	5,713	9%	-1.2%
Professional, scientific, management, and administrative services	9,150	15.3%	11,436	17.9%	2.7%
Education services, health care, and social assistance	10,210	17.1%	10,360	16.3%	-0.8%
Arts, entertainment, recreation, accommodation, and food services	7,828	13.1%	8,623	13.5%	0.5%
Other services (except public administration)	3,582	6%	3,698	5.8%	-0.2%
Public Administration	1,126	1.9%	1,406	2.2%	0.3%
Total	**59,885**	**100.0%**	**63,740**	**100.0%**	**6.4%**
Source: American Community Survey, 5-Year Estimates, 2010 and 2018.					

The unemployment rate is essential to understand the current and projected housing needs and affordability. According to the 2018 ACS survey data in Table 2-7, Costa Mesa was estimated to have an unemployment rate of 4.8 percent, or 4,445 individuals unemployed in the City. This percentage is slightly less than Orange County's rate of 5.1 percent.

Table 2-7: Unemployment Rate, 2018

Jurisdiction	Unemployment Rate*
Newport Beach	3.4%
Costa Mesa	**4.8%**
Irvine	4.9%
Santa Ana	5.6%
Huntington Beach	4.3%
Orange County	5.1%

*Population 16 years and over
Source: American Community Survey, 5-Year Estimates, 2018.

Table 2-7 shows approximately 4.8 percent of the population in Costa Mesa was estimated to be without work in 2018 and would therefore be more likely to need affordable housing options.

2. Regional Affordable Housing Rates

Income levels can determine affordability and choice of housing types offered in Costa Mesa. According to SCAG's Regional Housing Needs Assessment (RHNA), housing needs are defined by the following four income categories:

- Very Low Income (less than 50 percent of the Orange County's median family income)
- **Low Income** (50-80 percent of Orange County's median family income)
- **Moderate Income** (81-120 percent of Orange County's median family income)
- **Above Moderate Income** (120 percent and above of Orange County's median family income)

Included in the very low-income category is the extremely low-income group. Extremely low incomes are less than 30 percent of the County's median family income. Orange County's 2020 median family income, based on an assumed family of four, is $103,000. Table 2-8 provides a summary of median salary by occupation in Costa Mesa in 2018.

Table 2-8: Median Salary by Occupation in Costa Mesa, 2018	
Occupation	**Salary**
Management	$84,842
Legal	$154,293
Computer and Mathematical	$73,170
Architecture and Engineering	$93,000
Healthcare Practitioners and Technical	$84,833
Business and Financial Operations	$66,708
Life, Physical and Social Sciences	$75,833
Construction and Extraction	$31,719
Education, Training and Library	$52,786
Installation, Maintenance and Repair	$42,193
Community and Social Service	$63,750
Arts, Design, Entertainment, Sports and Media	$62,693
Office and Administration Support	$47,958
Protective Services	$31,979
Healthcare Support	$28,243
Sales	$57,677
Production	$41,490
Transportation	$31,950
Material Moving	$27,401
Building, Grounds Cleaning, and Maintenance	$25,534
Farming, Fishing and Forestry	$31,090
Food Preparation and Serving Related	$26,465
Personal Care and Service	$34,167
Source: American Community Survey, 5-Year Estimates, 2018.	

C. Household Characteristics

A household is defined by the U.S. Census as all persons who occupy a housing unit. This may include single persons living alone, families related through marriage, blood or adoption, domestic partnerships and unrelated individuals living together. Not all housing is considered a housing unit including, nursing facilities, residential care facilities, dormitories, and other group living; the persons living with them also do not constitute a household.

Information on household characteristics assists in understanding growth and determining the housing needs of a community. Income and affordability are best measured at the household level. The special needs of certain groups, such as large families, single parent households, or low, very low, and extremely low-income households must also be assessed to identify potential housing needs. For example, if a city has a predominately aging population of homeowners who may have fixed incomes, the City may consider implementing a home rehabilitation or maintenance assistance program to assist in deferred maintenance due to lack of disposable income.

1. Household Type and Size

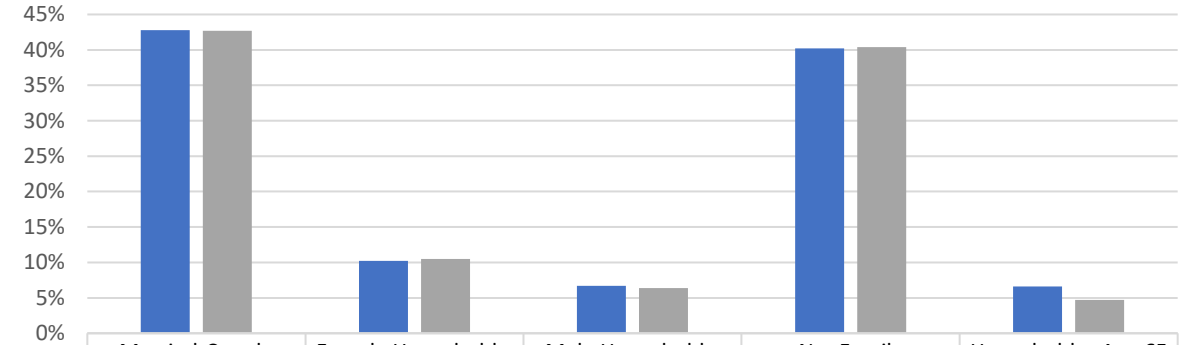
The City of Costa Mesa had an estimated 41,019 households in 2018. Married-couple families are the largest household type in Costa Mesa, representing 42.8 percent of the City's population (Table 2-9). The percentage is lower by comparison to nearby cities. Just under 55 percent of all Orange County residents live in married-couple households. Households of this type typically occupy single family residences with multiple bedrooms. Non-family households are the second largest household type in Costa Mesa, representing 40.2 percent of all households. When combined with senior householders over the age of 65 and living alone, (as shown in Figure 2-3), it represents 46.8 percent of all households. Persons aged 65 or older tend to occupy apartments or smaller age-centric living.

Table 2-9: Household Characteristics by Jurisdiction, 2018

Jurisdiction	Married-couple Family Households		Female Household, No Spouse Present		Non-Family Household[1]		Total Households	
	2010	2018	2010	2018	2010	2018	2010	2018
Newport Beach	44.8%	50.1%	5.7%	4.9%	46.7%	42.5%	37,803	37,870
Costa Mesa	**42.7%**	**42.8%**	**10.5%**	**10.2%**	**40.4%**	**40.2%**	**40,104**	**41,019**
Irvine	52.8%	54.2%	9.3%	8.8%	34.0%	33.2%	71,680	95,371
Santa Ana	53.7%	54.3%	16.3%	18.0%	19.5%	18.7%	74,381	76,521
Huntington Beach	48.7%	48.9%	10.0%	10.8%	36.4%	35.1%	75,220	76,821
Orange County	54.2%	54.7%	11.4%	11.8%	29.0%	28.2%	984,503	1,032,373

1. A nonfamily household consists of a householder living alone (a one-person household) or where the householder shares the home exclusively with people to whom he/she is not related.
Source: American Community Survey, 5-Year Estimates, 2018.

Figure 2-3: Costa Mesa Household Characteristics, 2010 and 2018



	Married-Couple Households	Female Households, No Spouse Present	Male Households, No Spouse Present	NonFamily Households	Householder Age 65 or above
2018	42.8%	10.2%	6.7%	40.2%	6.6%
2010	42.7%	10.5%	6.4%	40.4%	4.7%

Source: American Community Survey, 5-Year Estimates, 2010 and 2018.

Table 2-10 summarizes changes in household types between 2010 and 2018. Over this time period, households in Costa Mesa increased by 915. The changes in household types have remained generally constant for all housing types. The two largest percent changes between 2010 and 2018 were a 0.3% decrease for female households and a 0.3% increase for male households.

Table 2-10: Changes in Household Types, 2010-2018

Household Types	2010	Percent	2015	Percent	2018	Percent
Married-couple Family Households	17,127	42.7%	17,039	41.7%	17,568	42.8%
Female Household, No Spouse Present	4,196	10.5%	4,746	11.6%	4,191	10.2%
Male Household, No Spouse Present	2,564	6.4%	2,371	5.8%	2,751	6.7%
Nonfamily Household	16,217	40.4%	16,752	41%	16,509	40.2%
Total Households	**40,104**	**100%**	**40,908**	**100%**	**41,019**	**100%**

Source: American Community Survey, 5-Year Estimates, 2010, 2015, 2018.

Table 2-11: Average Household Size

Jurisdiction	Average Persons per Household
Newport Beach	2.3
Costa Mesa	**2.7**
Irvine	2.7
Santa Ana	4.3
Huntington Beach	2.6
Orange County	3.0

Source: American Community Survey, 5-Year Estimates, 2018.

The average household size in Costa Mesa is estimated to be 2.7 persons per household, as shown in Table 2-11. This is less than Orange County's average household size of 3.0 persons per household. Of Costa Mesa's adjacent communities, the smallest average household size is in Newport Beach (2.3 persons per household), and the largest household size is in Santa Ana (4.3 persons per household).

2. Household Income

Household income is directly connected to housing affordability and housing choice. As household income increases, it is more likely that the household can afford market rate housing units, larger units, and/or pursue ownership opportunities. As household income decreases, households may spend a disproportionate amount of their income on housing. State and federal guidance suggests that households paying more than 30 percent of their income for housing are considered overpaying. Household income and overpayment influences a household's housing cost burden and may influence increased incidences of overcrowding and substandard living conditions in the area. A high housing cost burden may also influence a household's available income for reinvestment in the local economy, education, and other similar investments.

The data for Table 2-12 comes from the Department of Housing and Urban Development (HUD)'s 2020 Comprehensive Housing Affordability Strategy (CHAS) estimates which are based on 2013-2017 American Community Survey (ACS) data and area median family income (AMFI). A total of 52.8 percent of the Costa Mesa population qualify for the moderate-income category. About 29 percent qualify for very low or extremely low income - this is about 11,842 Costa Mesa households that make less than $42,699 annually.

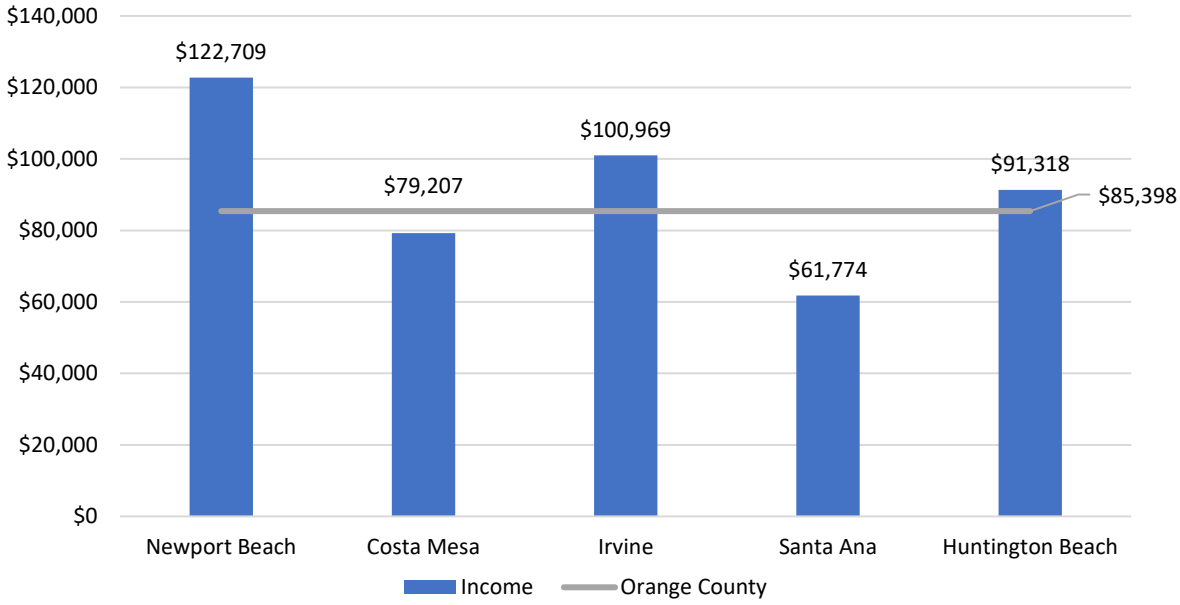
Table 2-12: Households by Income Category, 2020

Income Category (% of Orange County's AMFI)	No. of Households	Percent
Extremely Low (30% AMFI or less)	6,610	16.3%
Very Low (31 to 50% AMFI)	5,220	12.9%
Low (51 to 80% AMFI)	7,325	18.1%
Moderate or Above (over 80% AMFI)	21,405	52.8%
Total	**40,555**	**100%**

Source: Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS), 2013-2017.

The median household income in Costa Mesa is $6,191 lower than Orange County's median household income. Figure 2-4 compares Costa Mesa's median household income to that of Orange County and the City's neighboring communities. This figure shows that Costa Mesa households have a lower median household income comparatively.

Figure 2-4: Median Household Income by City, 2018



Source: American Community Survey, 5-Year Estimates, 2018.

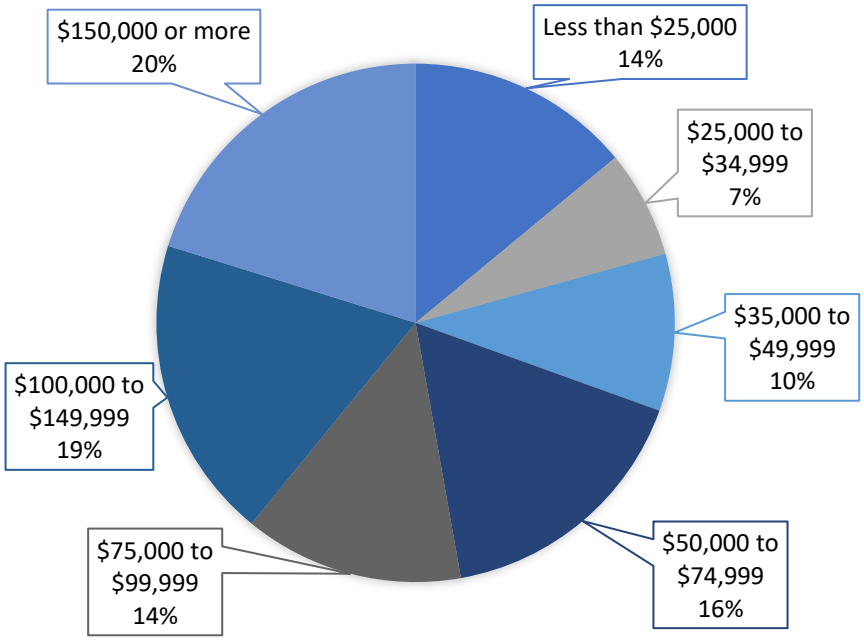
Table 2-13 presents the median income for Costa Mesa and its adjacent cities in comparison to the regional median for Orange County in 2018. Costa Mesa households have a median income 7.2 percent below the regional median. The City's median household income is higher than that of Santa Ana at $61,774. Aside from Costa Mesa and Santa Ana, the other nearby cities have a median income above the regional median. Newport Beach has a significantly higher median household income at $122,709 annually, approximately and 64.5 percent higher than the Costa Mesa's median household income.

Table 2-13: Median Household Income, 2018

Jurisdiction	Median Income	Percent Above/Below Regional Median
Newport Beach	$122,709	43.7%%
Costa Mesa	**$79,207**	**-7.2%**
Irvine	$100,969	18.2%
Santa Ana	$61,774	-27.7%
Huntington Beach	$91,318	6.9%
Orange County	$85,398	--

Source: American Community Survey, 5-Year Estimates, 2018.

Figure 2-5: Costa Mesa Income Breakdown by Income Category



Source: American Community Survey, 5-Year Estimates, 2018.

D. Housing Problems and Housing Needs

The 2020 Comprehensive Housing Affordability Strategy (CHAS) provides detailed information on housing needs by income level for different types of households in Costa Mesa. The most recent available CHAS data for Costa Mesa was published in August 2020 and is based on 2013-2017 American Community Survey (ACS) data (Table 2-14). Housing problems considered by CHAS include:

- Units with physical defects (lacking complete kitchen or bathroom);
- Overcrowded conditions (housing units with more than one person per room – excluding bathrooms and kitchens);
- Housing cost burdens, including utilities, exceeding 30 percent of gross income; and
- Severe housing cost burdens, including utilities, exceeding 50 percent of gross income.

The types of housing problems in Costa Mesa vary according to household income, housing type, and tenure. Renters make up the greatest percentage of households at about 60 percent. Renters experiencing at least one of the four housing problems listed above represent 33.4 percent of all households and about 55 percent of all renters. Households who do not have any of the four housing problems are similar for both owners and renters (25.7 percent and 26.6 percent, respectively). For the City as a whole, 46.5 percent of households have at least one of the four housing problems.

The severe housing problems category relates to the livability of a residence and critically affects the quality of life of the occupants. These are important to analyze as it may reveal an aging housing stock, as well as a need for affordable housing. Severe housing problems include incomplete kitchen facilities, incomplete plumbing facilities, more than 1.5 persons per room (rate of severe overcrowding), and a cost burden greater than 50 percent of a household's annual income. Table 2-14 shows that at 70.6 percent or the

majority of Costa Mesa households do not have any of the four severe housing problems. However, 28.2 percent of households do experience at least one of these problems. Renters with at least one severe housing problem represent 21.5 percent of all Costa Mesa households. Owners with at least one severe housing problem represent 6.7 percent of all households.

Table 2-14: Housing Assistance Needs of Lower Income Households, 2013-2017

Housing Problem Overview*	Owner	% of total HH	Renter	% of total HH	Total	% of total HH
Household has at least 1 of 4 Housing Problems	5,330	13.1%	13,540	33.4%	18,870	46.5%
Household has none of 4 Housing Problems	10,425	25.7%	10,785	26.6%	21,210	52.3%
Cost Burden not available, no other problems	95	0.2%	380	0.9%	475	1.2%
Total	**15,850**	**39.0%**	**24,705**	**60.9%**	**40,555**	**100.0%**
Severe Housing Problem Overview**	**Owner**	**% of total HH**	**Renter**	**% of total HH**	**Total**	**% of total HH**
Household has at least 1 of 4 Severe Housing Problems	2,720	6.7%	8,715	21.5%	11,435	28.2%
Household has none of 4 Severe Housing Problems	13,040	32.2%	15,610	38.5%	28,650	70.6%
Cost Burden not available, no other problems	95	0.2%	380	0.9%	475	1.2%
Total	**15,855**	**39.1%**	**24,705**	**60.9%**	**40,560**	**100.0%**

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) 2013-2017.
** The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%.*
*** The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1.5 persons per room, and cost burden greater than 50%.*

1. Overcrowding

"Overcrowding" is generally defined as a housing unit occupied by more than one person per room in a house (including living room and dining rooms, but excluding hallways, kitchen, and bathrooms). An overcrowded household results from either a lack of affordable housing and/or a lack of housing units of adequate size. The combination of lower incomes and high housing costs can result in households living in overcrowded housing conditions. Additionally, overcrowding can indicate that a community does not have an adequate supply of affordable housing, especially for larger families.

Overcrowded and severely overcrowded households can contribute to neighborhood deterioration. This can be due to more intensive use leading to excessive wear and tear, and/or the potential cumulative

overburdening of community infrastructure and service capacity. Generally, overcrowding in neighborhoods could contribute to overall decline in social cohesion and environmental quality. Such decline may spread geographically and impact the quality of life, the economic value of property, and the vitality of commerce within a city.

Table 2-15 summarizes the overcrowding condition in Costa Mesa. Data from the 2018 ACS reports an estimated 6 percent overcrowded housing units and 3 percent severely overcrowded housing units. About 1 percent of owner-occupied housing units are overcrowded and just under 8 percent of renter-occupied housing units are overcrowded. Renters living in overcrowded housing units represent 5.1 percent of all occupied housing units and renters living in severely overcrowded housing units represent 2.8 percent of all occupied housing units.

Table 2-15: Overcrowding by Tenure, 2018

Tenure	Overcrowded Housing Units (1.0 to 1.50 persons/room)		Severely Overcrowded Housing Units (>1.51 persons/room)		Total Overcrowded Occupied Housing Units	
	Count	Percent of Total Occupied Housing Units	Count	Percent of Total Occupied Housing Units	Count	Percent of Total Occupied Housing Units
Owner Occupied	361	0.9%	74	0.2%	435	1.1%
Renter Occupied	2,082	5.1%	1,169	2.8%	3,251	7.9%
Total	**2,443**	**6%**	**1,243**	**3%**	**3,686**	**9%**

Source: American Community Survey, 5-Year Estimates, 2018.

Costa Mesa has one of the largest estimated percentages of renters living in overcrowded housing units compared to nearby cities and Orange County (Table 2-16). With 88 percent of renter-occupied housing units overcrowded, Costa Mesa is slightly less than Newport Beach; however, Newport Beach reports 505 overcrowded renter-occupied units while Costa Mesa reports 3,251. Santa Ana has the lowest percentage of renters living in overcrowded units, but at 27 percent it has the highest rate of owner-occupied housing units experiencing overcrowding (15 percent more than Costa Mesa). Overcrowding in Costa Mesa is 12 percent below the regional percentage for owners and 12 percent above the regional percentage for renters. In comparison, Costa Mesa has one of the lowest rates of overcrowding in owner-occupied housing units (12 percent) behind Newport Beach. Table 2-17 shows the combination of renter occupied and owner occupied indicating that the City of Costa Mesa has the second highest rate of overcrowding in this area of Orange County (9 percent) which is 0.1 percent above the regional total.

Table 2-16: Overcrowded Housing Units by Tenure, 2018				
Jurisdiction	Owner Occupied Overcrowded Units (>1.0 persons/room)		Renter Occupied Overcrowded Units (>1.0 persons/room)	
	Count	Percent of Total Overcrowded Units	Count	Percent of Total Overcrowded Units
Newport Beach	65	11%	505	89%
Costa Mesa	**435**	**12%**	**3,251**	**88%**
Irvine	958	16%	4,921	84%
Santa Ana	6,470	27%	17,375	73%
Huntington Beach	557	20%	2,291	80%
Orange County	21,800	24%	69,713	76%
Source: American Community Survey, 5-Year Estimates, 2018.				

Table 2-17: Overcrowded Housing Units		
Jurisdiction	**Total Overcrowded Units**	**Percent of Jurisdiction's Total Housing Units**
Newport Beach	570	1.5%
Costa Mesa	3,686	9%
Irvine	5,879	6.2%
Santa Ana	23,845	31.2%
Huntington Beach	2,848	3.7%
Orange County	91,513	8.9%
Source: American Community Survey, 5-Year Estimates, 2018.		

2. Overpayment (Cost Burden) for Housing In Relation to Income

Overpayment is an important consideration when evaluating housing need and affordability. State and federal guidance suggests that households paying more than 30 percent of their income for housing are considered overpaying. Overpayment for housing can cause an imbalance for overall household budgets.

Table 2-18 and Table 2-19 provides a summary of housing overpayment in Costa Mesa and a comparative analysis between homeowners and renters. In general, renters are more prone to overpayment than homeowners due to lower incomes that do not allow them to qualify for purchasing a home with a fixed mortgage payment or at an affordable price. In Costa Mesa, 48.8 percent of renters are estimated to spend more than 30 percent of their income on housing. In comparison, 31.8 percent of homeowners spend that same amount. For renters, as their household income rises so does their ability to afford rent. Renters who earn an Area Median Family Income (AMFI) of 30 percent or less have much greater cost burdens than homeowners with the same income; 17.5 percent of renters spend 30 percent or more of their income and 16.3 percent spend over 50 percent. By comparison, homeowners who also earn an AMFI of 30 percent or less, 7.3 percent spend 30 percent of more of their income on housing and 6.2 percent spend over 50 percent. Table 2-18 also shows that homeowners who earn a low to moderate income are the most likely to experience a cost burden of 30 percent or more.

Table 2-18: Summary of Housing Overpayment for Homeowners				
Income by Cost Burden*	Cost Burden > 30%	% of Owner HH	Cost Burden > 50%	% of Owner HH
Household Income is less-than or = 30%	1,165	7.3%	990	6.2%
Household Income >30% to less-than or = 50% AMFI	770	4.9%	505	3.2%
Household Income >50% to less-than or = 80% AMFI	1,230	7.8%	540	3.4%
Household Income >80% to less-than or = 100% AMFI	670	4.2%	185	1.2%
Household Income >100% AMFI	1,200	7.6%	115	0.7%
Total	**5,035**	**31.8%**	**2,335**	**14.7%**

* Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes.
Note: AMFI = Area Median Family Income, this is the median family income calculated by HUD for each jurisdiction, to determine Fair Market Rents (FMRs) and income limits for HUD programs. AMFI will not necessarily be the same as other calculations of median incomes (such as a simple Census number), due to a series of adjustments that are made.
Source: Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) 2013-2017.

Table 2-19: Summary of Housing Overpayment for Renters				
Income by Cost Burden	Cost Burden > 30%	% of Renter HH	Cost Burden > 50%	% of Renter HH
Household Income is less-than or = 30%	4,325	17.5%	4,020	16.3%
Household Income >30% to less-than or = 50% AMFI	3,390	13.7%	1,790	7.2%
Household Income >50% to less-than or = 80% AMFI	3,100	12.5%	605	2.4%
Household Income >80% to less-than or = 100% AMFI	725	2.9%	15	0.1%
Household Income >100% AMFI	505	2.0%	10	0.0%
Total	**12,045**	**48.8%**	**6,440**	**26.1%**

Source: Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) 2013-2017.

E. Special Needs Groups

State law recognizes certain households may have more difficulty in finding adequate and affordable housing due to special circumstances. Special needs populations include seniors, persons with disabilities, female-headed households, large households, and farm workers. Based on the analysis included within this section the City of Costa Mesa has developed Program 2C which describes how the City will expend available CDBG funds to support residents with special housing needs.

Special circumstances may be related to one's employment and income, family characteristics, disability and household characteristics, or other factors. Consequently, certain Costa Mesa residents may experience higher incidences of housing overpayment (cost burden), overcrowding, or other housing problems. The special needs groups analyzed in the Housing Element include the elderly, persons with disabilities (including persons with developmental disabilities), individuals experiencing homelessness, single parents, large households, and farmworkers (Table 2-20). These groups may also overlap, for example some elderly people may have a disability of some type. The majority of these special needs groups could be assisted by an increase in affordable housing.

The following sections provide a detailed discussion of the housing needs facing each particular group in Costa Mesa as well as programs and services available to address their housing needs.

Table 2-20: Special Needs Groups in Costa Mesa

Special Needs Groups	# of People or Households	Percent of Total Households	Percent of Total Population
Senior Population	12,138 people	--	10.7%
Senior Headed Households	9,757 people	--	8.6%
Seniors Living Alone	3,075 households	7.5%	--
Persons with Disabilities	9,224 people	--	8.1%
Large Households (5 or more persons per household)	3,926 households	9.6%	--
Single-Parent Households	3,787 households	9.2%	--
Single-Parent, Female Headed Households with Children (under 18 years)	2,304 households	5.7%	--
People Living in Poverty[1]	14,554 people	--	12.9%
Farmworkers	557 people	--	0.5%
Migrant Farmworkers	340 people	--	--
Seasonal Farmworkers	666 people	--	--
Permanent Farmworkers	1,106 people	--	--
Persons Experiencing Homelessness	193 people	--	0.2%

1. The Census Bureau uses a set of money income thresholds that vary by family size and composition to determine who is in poverty. If a family's total income is less than the family's threshold, then that family and every individual in it is considered in poverty.
Source: American Community Survey, 5-Year Estimates, 2018; Orange County Point in Time County /Homeless Count, 2019.

1. Seniors

The senior population is generally defined as those over 65 years of age. Seniors have a high likelihood of limited and fixed incomes, higher health care costs, greater mobility challenges and self-care limitations, transit dependency, and commonly live alone. Specific housing needs of the senior population include affordable housing, supportive housing, co-living, multi-generational settings such as Accessory Dwelling Units and other housing options that include a planned service component.

Table 2-21 shows that Costa Mesa has a lower senior population compared to some nearby cities and Orange County, in general. Seniors over the age of 65 comprise 10.7 percent of the Costa Mesa population. Costa Mesa seniors represent a greater population percentage than those in Irvine (9.9 percent) and Santa Ana (8.6 percent). Newport Beach has the largest senior population of the area compared at 22.7 percent (12 percent more than Costa Mesa). The senior population of the County of Orange (13.9 percent) is 3.2 percent greater than that of Costa Mesa.

Table 2-21: Persons Age 65 and Over in Costa Mesa

Jurisdiction	Population Count	Percent
Newport Beach	19,574	22.7%
Costa Mesa	**12,138**	**10.7%**
Irvine	26,228	9.9%
Santa Ana	28,621	8.6%
Huntington Beach	34,002	16.9%
Orange County	440,488	13.9%

Source: American Community Survey, 5-Year Estimates, 2018.

Table 2-22 illustrates the tenure of senior households in the City of Costa Mesa. The majority of senior households are owner-occupied with 58.8 percent of all senior households.

Table 2-22: Senior Households by Tenure

Tenure	Senior Households	Percent of Total Senior Households
Owner Occupied	5,143	58.8%
Renter Occupied	3,611	41.2%
Total	**8,754**	**100.0%**

Source: American Community Survey, 5-Year Estimates, 2019.

Federal housing data defines the household type as 'elderly family' if it consists of two persons with either or both age 62 or over. Table 2-23 summarizes the income and tenure of elderly family households in Costa Mesa. Of elderly households in Costa Mesa, 24.5 percent earn less than 30 percent of the surrounding area income, 39.4 percent earn less than 50 percent of the surrounding area.

Table 2-23: Elderly Households by Income and Tenure				
Income Category, relative to surrounding area	Owner	Renter	Total	Percent of Total Elderly Households
Extremely Low (30% HAMFI or less)	905	955	1,860	24.5%
Very Low (30% to 50% HAMFI)	840	290	1,130	14.9%
Low (50% to 80% HAMFI)	1,090	555	1,645	21.7%
Moderate (80% to 100% HAMFI)	465	195	660	8.7%
Above Moderate (100% HAMFI or more)	1,720	580	2,300	30.3%
Total	5,020	2,575	7,595	--
Source: HUD CHAS, 2012-2016, (Reported by the Southern California Association of Governments Per-Certified Local Housing Data for 2021).				

In addition to overpayment problems faced by seniors due to their relatively fixed incomes, seniors may be faced with various disabilities. In 2018, the American Community Survey (ACS) 5-year estimate reported 4,064 Costa Mesa seniors with a disability. Among these disabilities, the most common were ambulatory disabilities, independent living disabilities and hearing disabilities. Based on this analysis, the City has developed Program 2D to identify opportunities for Senior Housing developments within Costa Mesa. Actions include outreach and collaboration with the senior housing development community to understand needs and opportunities.

2. Persons with Physical and Developmental Disabilities

Physical and developmental disabilities may hinder access to traditionally designed housing units. Physical, mental, and/or developmental disabilities may deprive a person from earning an income, restrict one's mobility, or make self-care difficult. Some residents may also have disabilities that require living in a supportive or institutional setting. Thus, persons with disabilities generally have special housing needs that must be provided with the City's housing stock.

No current comparisons of disability with income, household size, or race/ethnicity are available. However, it is reasonable to assume that a substantial portion of persons with disabilities would have annual incomes within Federal and State income limits, especially households not in the labor force. Furthermore, lower income persons with disabilities are likely to require housing assistance and services. Housing needs for disabled persons are further compounded by costly design issues and location factors such as proximity to transit, medical services, and retail. For example, special needs households with wheelchair-bound or semi-ambulatory individuals may require ramps, holding bars, special bathroom designs, wider doorways, lower cabinets, elevators, and other interior and exterior design features.

The 2018 ACS identifies six disability types: hearing disability, vision disability, cognitive disability, ambulatory disability, self-care disability, and independent living disability. The Census and the ACS provides clarifying questions to determine persons with disabilities and to differentiate between disabilities. The ACS defines a disability as a report of one of the six disabilities identified by the following questions:

- **Hearing Disability**: Is this person deaf or does he/she have serious difficulty hearing?
- **Visual Disability**: Is this person blind or do they have serious difficulty seeing even when wearing glasses?
- **Cognitive Difficulty**: Because of a physical, mental, or emotional condition, does this person have serious difficulty concentrating, remembering, or making decisions?
- **Ambulatory Difficulty**: Does this person have serious difficulty walking or climbing stairs?
- **Independent Living Difficulty**: Because of a physical, mental, or emotional condition, does this person have difficulty doing errands alone such as visiting a doctor's office or shopping?

Table 2-24: Disability Status in Costa Mesa

Disability Type	Under 18 with a Disability	18 to 64 with a Disability	65 years and Over with a Disability	Total	Percent of Population with Disability	Percent of Total Population
Population with a Hearing Difficulty	93	904	1,592	**2,589**	28.1%	2.3%
Population with a Vision Difficulty	112	894	905	**1,911**	20.7%	1.7%
Population with a Cognitive Difficulty	371	2,159	1,489	**4,019**	43.6%	3.6%
Population with an Ambulatory Difficulty	48	1,670	2,571	**4,289**	46.5%	3.8%
Population with a Self-care Difficulty	96	591	1,069	**1,756**	19%	1.6%
Population with an Independent Living Difficulty	--	1,403	1,993	**3,396**	36.8%	3%
Total	**535**	**4,625**	**4,064**	**9,224***	**100%***	**8.2%***

Source: American Community Survey, 5-Year Estimates, 2018.
**This number may include persons reporting having one or more disabilities. Percentages include persons reporting having more than one disability and are not additive.*

State law requires that the Housing Element discuss the housing needs of persons with developmental disabilities. As defined by federal law, "developmental disability" means a severe, chronic disability of an individual that:

- Is attributed to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 22;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self- sufficiency; and
- Reflects the individual's need for a combination and sequence of special, interdisciplinary, generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

Per Section 4512 of the Welfare and Institutions Code, a "developmental disability" means a disability that originates before an individual attains the age of 18, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. A developmental disability includes intellectual disability, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to intellectual disability or to require treatment like that required for individuals with intellectual disability. This term does not include other handicapping conditions that are solely physical in nature.

According to the Regional Center of Orange County's (RCOC) *Total Annual Expenditures and Authorized Services for Fiscal Year 2019-2020*, a total of 25,163 individuals living in Orange County received services. RCOC represents the fifth largest regional center in California and has over 300 service coordinators. Diagnosis reported by the individuals who received services include 37.6 percent with an intellectual disability, 31 percent with Autism, 2.5 percent with Cerebral Palsy, 1 percent with Epilepsy, 3.9 percent with a Category 5 disability, and 24.1 percent reported "Other". Of those who received services, 31.6 percent reported their race as White, 16 percent reported Asian, 16.1 percent reported Other Ethnicity or Race/Multi-Cultural, and 2 percent reporter Black/African American. Approximately 34 percent of those who received services also reported their ethnicity as Hispanic or Latino. Ages of the 25,163 individuals includes 21.1 percent 2 years or younger, 39.9 percent 3 to 21 years, and 39 percent over the age of 22. The majority of those who received services lived at the home of a parent or guardian (82.3 percent), but 6.8 percent live in a Community Care Facility and 5.6 percent live in Independent Living or Supported Living.

People with developmental disabilities may live and work independently within a conventional housing environment. Individuals with more severe developmental disabilities may require a supervised group living environment. The most severely affected individuals may require an environment where medical attention and physical therapy services are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for persons with developmental disabilities is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

There are several housing types and assistance programs appropriate for people living with a development disability: rent subsidized homes, licensed single-family homes, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 (veterans) homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of housing opportunities represent some of the types of considerations that are important in serving the needs of this group. Incorporating 'barrier-free' design in all new, multi-family housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for residents with disabilities. Special consideration should also be given to the affordability of housing as people with disabilities may be living on a fixed income.

3. Large Households

Large households are defined as those consisting of five or more members. These households comprise a special need group because many communities have a limited supply of adequately sized and affordable housing units. To save for other basic necessities such as food, clothing, and medical care, it is common for lower income large households to reside in smaller units with a low number of bedrooms, which may result in overcrowding and can contribute to fast rates of deterioration.

Securing housing large enough to accommodate all members of a household is generally more challenging for renters as multi-family rental units are generally physically smaller with limited bedrooms than single-family ownership units. While apartment complexes offering two and three bedrooms are common, apartments with four or more bedrooms are rare; housing units with 4 or more bedrooms account for approximately 15 percent of housing units in the City. Therefore, it is more likely that large households will experience overcrowding in comparison to smaller households. Additionally, single-family homes with higher bedroom counts, whether rental or ownership units, are rarely affordable to lower income households in the region.

According to the 2018 ACS 5-year estimates, there is a much greater amount of large renter households than large owner-occupied households (Table 2-25). Approximately, 63 percent of large households are renter households, of which 56 percent are 5-person households. As Table 2-25 also shows a reverse relation between household size and overcrowding; as the total number of large households decreases, the household size increases. Therefore, 58.3 percent of large households are 5-person households compared to 17.1 percent 7-person households.

Table 2- 25: Large Households by Tenure in Costa Mesa

Household Size	Owner		Renter		Total	
	Count	Percent	Count	Percent	Count	Percent
5-Person Household	944	62.1%	1,441	56%	2,385	58.3%
6-person household	278	18.3%	728	28.3%	1,006	24.6%
7-or-more person Households	298	19.6%	402	15.6%	700	17.1%
Total	**1,520**	**37.2%**	**2,571**	**62.8%**	**4,091**	**100%**

Source: American Community Survey, 5-Year Estimates, 2018

Table 2-26 provides comparisons of large households between Costa Mesa and its neighboring cities. At ten percent, Costa Mesa has a lower total number of large households than Orange County (14.2 percent). Of the neighboring cities, Santa Ana has the greatest number of large households (25 percent more than Costa Mesa). In comparison, Costa Mesa has approximately 5 percent more large households than Newport Beach. While lower than the County percentage as a whole, ten percent of the total households containing five or more persons is a large portion of the Costa Mesa community. In response, Program 2E describes actions the City will take to encourage the development of additional housing options for large-family households.

Table 2-26: Percent of Large Households by Jurisdiction

	5-Person Households	6-Person Households	7-or-More Person Households	Total Large Households
Newport Beach	3.6%	1.3%	0.3%	5.1%
Costa Mesa	**5.8%**	**2.5%**	**1.7%**	**10.0%**
Irvine	5.3%	1.9%	0.6%	7.8%
Santa Ana	14.2%	9.4%	11.4%	35.0%
Huntington Beach	5.3%	1.6%	0.9%	7.8%
Orange County	7.9%	3.5%	2.8%	14.2%

Source: American Community Survey, 5-Year Estimates, 2018.

4. Single-Parent Households

Single-parent households often require special consideration and assistance due to their greater need for affordable and accessible day care, health care, and other supportive services. Many female-headed households with children are susceptible to having lower incomes than similar two-parent households.

Table 2-27 shows a breakdown of single parent households and poverty status. Of the single parent households in Costa Mesa, the majority are estimated to be female households with no spouse present (60.7 percent) and 39.3 percent are estimated to be male households with no spouse present. With 3,110 single parent households, Costa Mesa is only 0.2 percentage points over Orange County's percentage. Over a quarter of these Costa Mesa single-parent households live under the poverty line (27.4 percent).

Table 2-27: Single Parent Households in Costa Mesa

Jurisdiction	Single Parent-Male, No Spouse Present		Single Parent-Female, No Spouse Present		Single Parent Households Living in Poverty		Single Parent Households	Percent of Total Households
	Count	% of Single Parent HH	Count	% of Single Parent HH	Count	% of Single Parent HH	Count	Percent
Costa Mesa	1,223	39.3%	1,887	60.7%	851	27.4%	3,110	7.6%
Orange County	22,456	29.5%	53,659	70.5%	22,999	30.2%	76,115	7.4%

Source: American Community Survey, 5-Year Estimates, 2018.

5. Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, processing plants, or support activities on a generally year-round basis. When workload increases during harvest periods, the labor force is supplemented by seasonal workers, often supplied by a labor contractor. For some crops, farms may hire migrant workers, defined as those whose travel prevents them from returning to their primary residence every evening. Farm workers have special housing needs because they earn lower incomes than many other workers and move throughout the year from one harvest location to the next.

The United States Department of Agriculture, National Agriculture Statistics provides data on hired farm labor across the United States. The data is compiled at both a State and County level. Within Orange County, a total of 99 farms reportedly hired 1,772 workers in 2017. Permanent workers, those who work 150 days or more, represent the largest category of workers with 1,106 workers (62 percent). A total of 666 workers (38 percent) are considered seasonal and work less than 150 days. Orange County reported 340 migrant workers (19 percent) with full time hired labor in 2017. In addition, the County reported 176 unpaid workers.

The median annual salary for the agriculture, forestry, fishing, hunting, and mining industry in Costa Mesa is $31,023, which is 36 percent of the Orange County median income and is considered as a very-low income (2018).

6. Extremely Low-Income Households and Poverty Status

Extremely low-income households are those which earn less than 30 percent of the AMFI. The 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) indicates that there are approximately 6,610 extremely low-income households in Costa Mesa. Table 2-8 identifies occupations with salaries that could qualify as extremely low-income, these include: healthcare support; material moving; building, grounds cleaning, and maintenance; food preparation and serving related.

Extremely low-income households represent approximately 16.3 percent of all Costa Mesa households. Of these households, 76.5 percent are renters and 23.5 percent are homeowners. Extremely low-income renter households represent about 20.5 percent of Costa Mesa renter households, and extremely low-income owner households represent about 9.8 percent of Costa Mesa owner households.

Table 2-28 illustrates the tendencies for extremely low-income households to experience housing problems and cost burdens. The housing problems identified by CHAS include the following:

- Units with physical defects (lacking complete kitchen or bathroom);
- Overcrowded conditions (housing units with more than one person per room);
- Housing cost burdens, including utilities, exceeding 30 percent of gross income; or
- Severe housing cost burdens, including utilities, exceeding 50 percent of gross income.

As the table shows, over double the percent of renters experience housing problems and cost burdens than homeowner. Cost burdens over 50 percent are more common than over 30 percent for both extremely low-income renter and owner households. In total, 13.8 percent of all Costa Mesa households earn an extremely low-income and experience at least one housing problem and 12.4 percent spend over half of their income on housing.

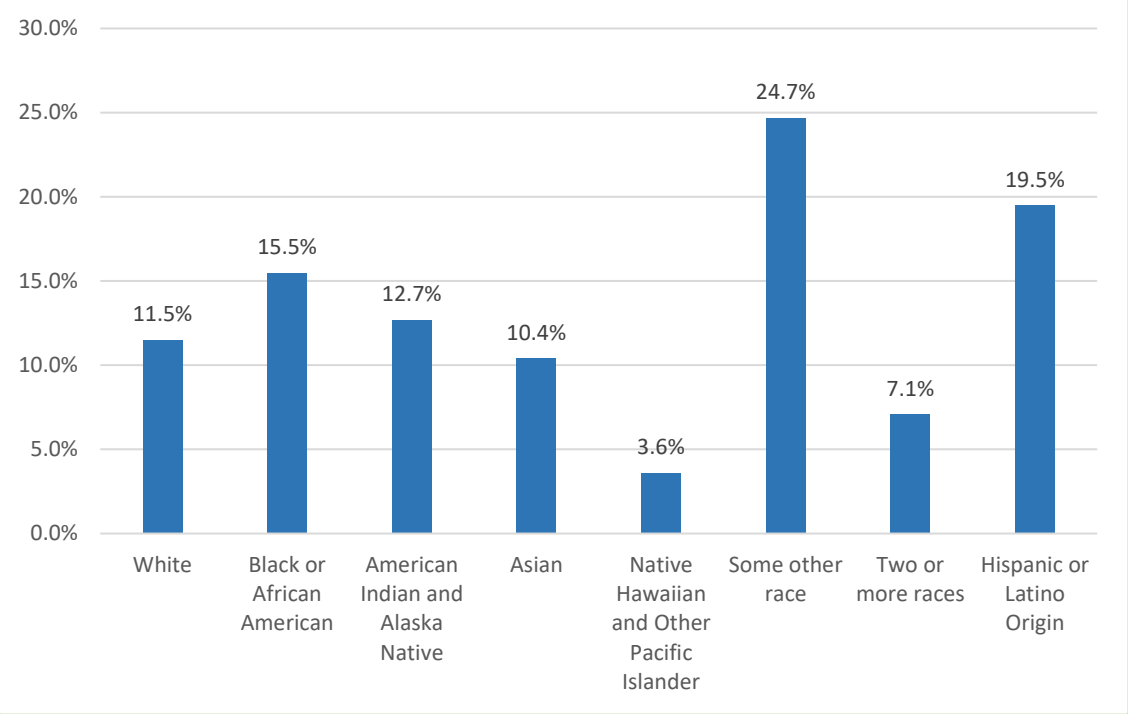
Table 2-28: Housing Needs of Extremely Low-Income Households

Housing Problems	Renter Households		Owner Households		Total Households	
	Count	% of Renter HH	Count	% of Owner HH	Count	% of Total HH
Household has at least 1 of 4 housing problem	4,400	17.8%	1,210	7.6%	5,610	13.8%
Cost burden > 30%	4,325	17.5%	1,165	7.3%	5,495	13.5%
Cost Burden > 50%	4,020	16.3%	990	6.2%	5,015	12.4%

Source: Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) 2013-2017.

Figure 2-6 compares poverty levels by race and ethnicity in order to identify disparities amongst people in Costa Mesa. Residents who report Some Other Race have the highest percentage of poverty in the City (24.7 percent). About 20 percent of people living under the poverty line are of Hispanic or Latino origin. Combined, the Black and American Indian/Alaska Native populations account for 28.2 percent of those below the poverty level, despite representing a total of just 2.3 percent of the entire population. Native Hawaiian and other Pacific Islander community members have the lowest percentage of poverty, but only represent 0.7 percent of the total City population. The White population is the largest racial group in the City and is estimated to have one of the lower poverty percentages at 11.5 percent.

Figure 2-6: Percent below Poverty Level, by Race and Hispanic or Latino Origin



Source: American Community Survey, 5-Year Estimates, 2018.

Projected Need

To calculate the future needs of extremely low-income households, the City assumes 50 percent of its very low-income RHNA are extremely low-income households. The City was allocated a very low-income RHNA of 2,919 units; as such, the extremely low-income unit need is projected to be 1,459 units.

To address the unique needs of extremely low-income households, the City has included programs in the Housing Plan that seek to provide a variety of housing types that may provide services for extremely low-income households facing other challenges, as well as facilitate the development of new affordable units. Programs that directly address the needs of extremely low-income households include:

- **Program 2J: Transitional and Supportive Housing** will amend the land use matrix to comply with SB 2, create an inventory of sites appropriate for the development of transitional and supportive housing units, and collaborate with organizations on addressing the needs of persons experiencing homelessness and extremely low-income residents.
- **Program 2L: Development of Housing for Extremely Low- and Lower-Income Households** will facilitate the development of housing for extremely low- and lower-income households by subsidizing up to 100 percent of the of the City's application processing fees for qualifying developments where all units are affordable to 80% AMI or lower (when funding is available), and promote the benefits of this program to the development community.

7. Persons Experiencing Homelessness

Throughout the Southern California region, homelessness has become an increasingly important issue. Factors contributing to the rise in homelessness include increased unemployment and underemployment, limited affordable housing available to lower and moderate-income persons (especially extremely low-income households), reductions in public subsidies to lower income persons, and legislative impacts pertaining to the behavioral health system of care and correctional reform mandates.

State law mandates that cities address the special needs of persons experiencing homelessness within their jurisdictional boundaries. "Homelessness" as defined by the U.S. Department of Housing and Urban Development (HUD) has recently been updated to include the following descriptions:

- People who are living in a place not meant for human habitation, in emergency shelter, in transitional housing, or are exiting an institution where they temporarily resided. The only significant change from existing practice is that people will be considered homeless if they are exiting an institution where they resided for up to 90 days (previously 30 days) and were in shelter or a place not meant for human habitation immediately prior to entering that institution.
- People who are losing their sleeping quarters, which may include a motel or hotel or a doubled-up situation, within 14 days and lack resources or support networks to remain in housing. HUD had previously allowed people who were being displaced within 7 days to be considered homeless. The proposed regulation also describes specific documentation requirements for this category.
- Families with children or unaccompanied youth who are unstably housed and likely to continue in that state. This category applies to families with children or unaccompanied youth who have not had a lease or ownership interest in a housing unit in the last 60 or more days, have had two or more moves in the last 60 days, and who are likely to continue to be unstably housed because of disability or multiple barriers to employment.
- People who are fleeing or attempting to flee domestic violence, have no other residence, and lack the resources or support networks to obtain other permanent housing. This category is similar to the current practice regarding people who are fleeing domestic violence.

This definition does not include persons living in substandard housing (unless it has been officially condemned); persons living in overcrowded housing (for example, doubled up with others); persons being discharged from mental health facilities (unless the person was homeless when entering and is considered to be homeless at discharge); or persons who may be at risk of homelessness (for example, living temporarily with family or friends.)

The Point in Time Count is required to be conducted every two years by the local Continuum of Care (CoC) jurisdiction led by the County of Orange Health Care Agency in accordance with the U.S. Department of Housing and Urban Development (HUD) guidelines to provide information on where individuals experiencing homelessness are located in the county. On January 22, 2019, 1,167 volunteers across Orange County counted 6,860 individuals experiencing homelessness; of those, 2,899 were sheltered and 3,961 were unsheltered. The 2021 Point in Time count was deferred to the COVID-19 pandemic and is anticipated to occur in January 2022. The 2019 Point In Time Count individual city results are shown in Table 2-29. Costa Mesa reported a total of 193 individuals experiencing homelessness (187 unsheltered and 6 sheltered); this represents 2.8 percent of the total homeless population for Orange County. This percentage is greater than that of the neighboring cities of Newport Beach and Irvine as both counted under 2 percent.

Santa Ana reported the largest population of people experiencing homelessness as a quarter of the total number for Orange County reside there (23 percent more than Costa Mesa).

Table 2-29: Homeless Count by Jurisdiction – January 22, 2019				
Jurisdiction	Unsheltered	Sheltered	Total	% of County
Newport Beach	64	0	64	0.9%
Costa Mesa	**187**	**6**	**193**	**2.8%**
Irvine	127	3	130	1.9%
Santa Ana	830	939	1,769	25.8%
Huntington Beach	289	60	349	5.1%
Orange County	3,961	2,899	6,860	100%
Source: Orange County Point in Time Count, Everyone Counts Report 2019.				

In analyzing homelessness from a fair housing and areas of historic concentration standpoint, the City determined that while people experiencing homelessness may seek refuge throughout the City, historically the majority of people were in and around the Downtown Recreation Center/Lions Park area. This is partially due to services available in the area, access to transit, and public spaces which were more easily habitable. In response, the City of Costa Mesa opened an emergency Bridge Shelter at a temporary location in April 2019 with 50 beds, while constructing a permanent shelter location with 72 beds which opened in April 2021. These facilities were successful in providing additional resources and being able to house individuals and families experiencing homelessness with the goal of transitioning them to more permanent supportive housing. The Downtown Recreation and Lions Park areas saw an almost immediate trend of fewer people sleeping in these public spaces and the areas of concentration largely disappeared. There are no current known identified areas with significant concentrations of people experiencing homelessness within the City.

The Bridge Shelter assists persons experiencing homeless with temporary housing along with a variety of programs including:

- Collaborative Case Management
- Housing Related Support Services (including Coordinated Entry System housing assignments, Housing Search Assistance, linking clients to rental assistance programs and other general housing services)
- Legal Services
- Basic Needs (including food, clothing, and housing/emergency services)
- Social Services
- Transportation

The permanent Bridge Shelter publishes bi-weekly reports in which they regularly assist approximately 60 to 110+ persons over a two-week span. Section 2.B.4 (Emergency Shelter) provides a more detailed description of the City's efforts related to the Bridge Shelter facility.

8. Students

The need for student housing is another factor that affects housing demand. Student housing often only produces a temporary housing need based on the duration of the educational institution. The impact upon housing demand is important in areas that surround universities and colleges. Costa Mesa is home to a number of private and public universities and colleges. Located in Costa Mesa are Vanguard University (2,200 students), California Southern University (online), and Orange Coast Community College (24,000 students). Orange Coast Community College is primarily a commuter school serving students local to the south Orange County area. During pre-pandemic conditions when classes were fully in person, OCC had approximately 20,000 students, 39.1% of which were full-time. As OCC had very little on-campus housing, the majority of students commuted into campus. While data is not readily available, it is a fair assumption that the majority of these students live at home with family and do not require separate housing. OCC has recently built on-campus housing which may house up to 800 students.

Typically, students are low-income and may therefore require affordable housing options, especially within easy commuting distance from campuses. To reduce living cost, students may seek shared housing situations to decrease expenses, which may lead to overcrowding. Affordable housing may also influence choices students make after graduating, which may affect the region's economy. College graduates provide a specialized pool of skilled labor that contributes to the region's economy; however, the lack of affordable housing may lead to their departure from the region.

F. Housing Stock Characteristics

Characteristics of the housing stock (growth, type, availability and tenure, age and condition, housing costs, and affordability) may affect the housing needs for the community. This section details the Costa Mesa housing stock characteristics to identify how well the current housing stock meets the needs of its current and future residents.

1. Housing Growth

According to the American Community Survey (ACS), between 2010 and 2018 the Costa Mesa housing stock grew by 0.6 percent, or 1,233 units, as shown in Table 2-30. This is the smallest percent increase for the area. The City of Irvine experienced the largest housing surge of the area during this time with an addition of 25,250 more units (an increase of 30.4 percent more than Costa Mesa). Orange County as a whole saw an increase of 4.6 percent of its total housing stock.

Table 2-30: Housing Unit Growth Trends, 2010-2018

Jurisdiction	2010	2015	2018	Percent Change 2010 to 2015	Percent Change 2015 to 2018
Newport Beach	43,503	43,690	44,801	0.4%	2.5%
Costa Mesa	**42,867**	**43,030**	**43,100**	**0.4%**	**0.2%**
Irvine	76,184	91,938	101,434	20.7%	10.3%
Santa Ana	77,796	77,192	78,597	-0.8%	1.8%
Huntington Beach	79,166	78,252	81,396	-1.2%	4.0%
Orange County	1,042,254	1,064,642	1,091,376	2.1%	2.5%

Source: American Community Survey, 5-Year Estimates, 2010, 2015, and 2018.

2. Housing Type

Table 2-31 is a breakdown of housing units in the City by type in comparison to Orange County. Costa Mesa is estimated to be predominantly made up of multi-family housing (50.3 percent). The City has an estimated 37.7 percent single-family detached housing and 9.6 percent attached single-family units. This differs from the rest of the region as Orange County reports an estimated 50.7 percent single-family detached units and 34.3 percent multi-family housing. The percentage of mobile homes in Costa Mesa is estimated to be comparable to that of Orange County (2.4 percent and 2.8 percent, respectively). Single-family attached units are less prevalent in Costa Mesa (9.6 percent) than County as a whole (12.2 percent).

Table 2-31: Total Housing Units by Type

Jurisdiction	Single- Family Detached		Single-Family Attached		Multi-Family		Mobile Homes*	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent
Costa Mesa	**16,236**	**37.7%**	**4,119**	**9.6%**	**21,692**	**50.3%**	**1,053**	**2.4%**
Orange County	553,164	50.7%	133,326	12.2%	374,176	34.3%	30,710	2.8%

*Includes mobile homes, boats, RVs, vans, etc.
Source: American Community Survey, 5-Year Estimates, 2018.

3. Housing Availability and Tenure

Housing tenure and vacancy rates generally influence the supply and cost of housing. Housing tenure defines if a unit is owner-occupied or renter-occupied, and it relates to the availability of housing product types and length of tenure. The tenure characteristics in a community can indicate aspects of the housing market such as affordability, household stability, and availability of unit types, among others. Tenure distribution may correlate with household income, composition, and age of the householder.

In 2018, owner-occupied housing units accounted for 40.4 percent of the housing stock and 59.6 percent were rental occupied units (Table 2-32). At 88.7 percent, the large majority of single-family units are owner-occupied. Multi-family housing units are conversely predominantly occupied by renters (77.1 percent). Mobile homes in Costa Mesa are estimated to be occupied by mostly owners than renters (4.6 percent and 0.8 percent, respectively).

Table 2-32: Occupied Housing Units by Type and Tenure

Tenure	Single-Family Detached	Single-Family Attached	Multi-Family	Mobile Homes	Total Occupied Units
Owner Occupied	76.1%	12.6%	6.6%	4.6%	40.4%
Renter Occupied	14.1%	7.9%	77.1%	0.8%	59.6%

Source: American Community Survey, 5-Year Estimates, 2018.

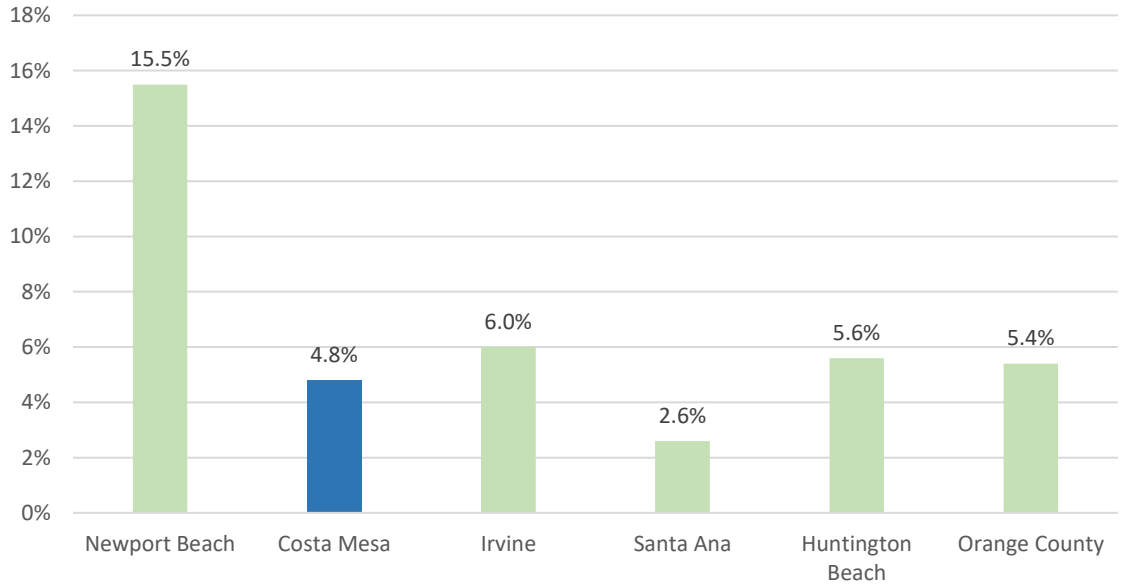
Table 2-33 compares estimated average household sizes and tenure amongst cities surrounding Costa Mesa. Aside from Santa Ana, all of the cities included below have household sizes that are below that of Orange County and fairly similar amongst owner-occupied households. The average household size for

Santa Ana is estimated to be nearly double that of the other cities for both renters and owners and is an average of about 1.6 persons per household more than Costa Mesa. Figure 2-7 illustrates vacancy rates by city and shows that Costa Mesa has the second lowest vacancy rate in the area (4.8 percent). Orange County's vacancy rate is 0.6 percent above that of Costa Mesa.

Table 2-33: Average Household Size by Tenure, 2018			
Jurisdiction	Owner Occupied Household Size	Renter Occupied Household Size	Average Household Size
Newport Beach	2.46	2.02	2.27
Costa Mesa	**2.8**	**2.66**	**2.71**
Irvine	2.81	2.61	2.7
Santa Ana	4.28	4.32	4.3
Huntington Beach	2.58	2.62	2.6
Orange County	2.99	3.06	3.02
Source: American Community Survey, 5-Year Estimates, 2018.			

Vacancy rates may reveal the degree of housing choice available. High vacancy rates generally indicate low demand and/or high supply conditions in the housing market. Low vacancy rates typically indicate high demand and/or low supply conditions in the housing market. Too low of a vacancy rate can force prices up making it more difficult for lower and moderate-income households to find housing. Vacancy rates between two to three percent are usually considered healthy for housing that is owned, and rates of five to six percent are usually considered healthy for rental housing. Costa Mesa's vacancy rate indicates a healthy demand for housing within the City and a potential lack of available housing units at all income categories.

Figure 2-7: Vacancy Rates by Jurisdiction, 2018



Source: American Community Survey, 5-Year Estimates, 2018.

Based on 2018 ACS estimates, the most common reason for vacancies in Costa Mesa is due to units being up for rent (37.8 percent), as shown in Table 2-34. Another 566 units (31.5 percent) are vacant in the City because they are for seasonal, recreational, or occasional use. Homes that have been sold and are not yet occupied represent the lowest vacancy type (4.1 percent).

Table 2-34: Vacant Housing Units by Type in Costa Mesa

Type of Housing	Estimate	Percent
For rent	786	37.8%
Rented, not occupied	191	9.2%
For sale only	115	5.5%
Sold, not occupied	86	4.1%
For seasonal, recreational, or occasional use	656	31.5%
Other vacant	247	11.9%
Total	**2,081**	**100%**

Source: American Community Survey, 5-Year Estimates, 2018.

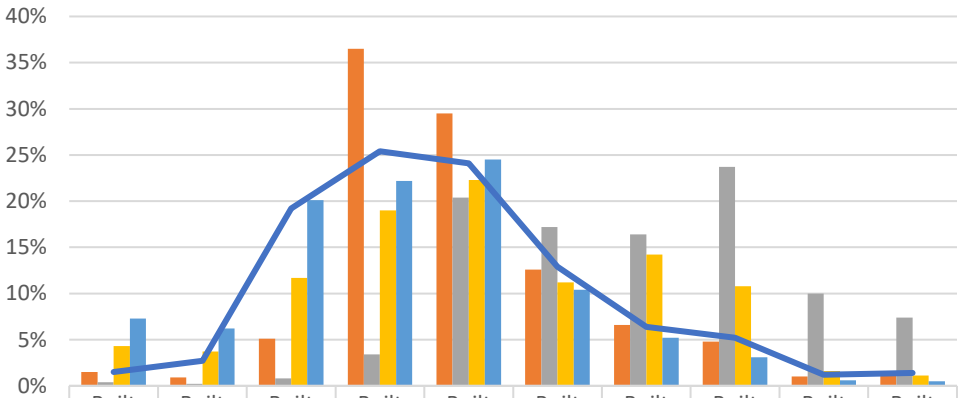
4. Housing Age and Condition

Housing age can be an important indicator of housing condition within a community. For example, housing that is over 30 years old may be in need of rehabilitation, such as a new roof, seismic retrofit, foundation, plumbing, etc. Many federal and state programs use housing age as one factor to determine housing rehabilitation needs.

Figure 2-8 shows the City of Costa Mesa's housing stock was mostly built prior to 1990 and is therefore more likely in need of certain renovations. Almost a quarter of the housing stock was built around the time the City was incorporated in 1953. About 2.6 percent of housing stock was built after 2010. In comparison to neighboring cities, the Cities of Costa Mesa, Huntington Beach, and Santa Ana experienced their peak unit growths between 1950 and 1979. Newport Beach experienced a growth similar to Costa Mesa until 1990 when Newport Beach housing unit growth picked up again. Unlike Costa Mesa, the City of Irvine experienced a housing boom in 1970 through 2009, and it continued building units at a greater rate than the other cities past 2014.

Much of Costa Mesa's housing stock is greater than 30 years old. Many of these houses may have experienced some level of housing renovations since initial construction, but in general an aging housing stock may indicate the potential for substandard housing conditions or a housing stock in need of rehabilitation or maintenance. The City tracks code enforcement cases due to substandard housing conditions and has established a quantified target objective in Chapter 4 for housing rehabilitation goals over the next 8 years.

Figure 2-8: Age distribution of Housing Stock



	Built 1939 or earlier	Built 1940 to 1949	Built 1950 to 1959	Built 1960 to 1969	Built 1970 to 1979	Built 1980 to 1989	Built 1990 to 1999	Built 2000 to 2009	Built 2010 to 2013	Built 2014 or later
Huntington Beach	1.5%	0.9%	5.1%	36.5%	29.5%	12.6%	6.6%	4.8%	1.0%	1.4%
Irvine	0.4%	0.2%	0.8%	3.4%	20.4%	17.2%	16.4%	23.7%	10.0%	7.4%
Newport Beach	4.3%	3.7%	11.7%	19.0%	22.3%	11.2%	14.2%	10.8%	1.6%	1.1%
Santa Ana	7.3%	6.2%	20.1%	22.2%	24.5%	10.4%	5.2%	3.1%	0.6%	0.5%
Costa Mesa	1.5%	2.7%	19.2%	25.4%	24.1%	12.9%	6.4%	5.2%	1.2%	1.4%

Source: American Community Survey, 5-Year Estimates, 2018.

Table 2-35 provides estimations on the number of units with substandard living conditions (lacking complete plumbing or kitchen facilities or having no telephone service available). In total, 2.4 percent of Costa Mesa units are considered substandard.

Table 2-35: Costa Mesa Units with Substandard Housing Conditions

Housing Condition	Estimate	Percent of Total Housing Units
Lacking complete plumbing facilities	79	0.2%
Lacking complete kitchen facilities	325	0.8%
No telephone service available	613	1.5%
Total	**1,017**	**2.4%**

Source: American Community Survey, 5-Year Estimates, 2018.

Additionally, proactively surveying the City's housing conditions is a primary component of the City's Code Enforcement efforts. The City's Community Improvement Division (Code Enforcement) employs approximately one-dozen full-time code enforcement officers that regularly survey the City's residential neighborhood housing conditions relating to rehabilitation and replacement. According to the Community Improvement Division Manager, rarely does any of the City's housing stock reach a condition that requires replacement (less than approximately one property per year). However, City staff confirmed, based on the 2021-2022 Annual Action Plan there are approximately 88 units in need of rehabilitation annually. This estimate was compiled based on a combination of code enforcement data (based on a review of total

project cases) and data from the City's Street Outreach Team and Housing and Community Development Team and represents approximately 1.6% of the total dwelling units within the City.

With the exception of relatively new housing communities recently developed in the City, the City's Community Improvement Division indicates that the City's residential areas require varying levels of proactive housing condition monitoring, with generally the older residential areas in the City being more prone to substandard housing conditions. These substandard housing conditions include but are not limited to, illegal and unsightly outdoor storage, common areas littered with trash and debris, vegetation overgrowth, and poor overall residential structure maintenance. According to City records, residential properties located in Shalimar neighborhood, Coolidge Avenue/Fillmore Way neighborhood, Mission Drive/Mendoza Drive neighborhood, and the neighborhood located on Wilson Street between Placentia Avenue and Harbor Boulevard require greater attention. For these and other neighborhoods, the City hosts "Community Clean-up Days" where community members and residents are organized to assist in neighborhood clean-up efforts. These efforts include City staff assistance, large dumpster rentals and donations from community businesses and non-profit community groups to support clean-up and rehabilitation efforts. They are held on a weekend day and publicized several weeks in advance by City newsletters and direct communication to community stakeholders. City-sponsored residential neighborhood clean-up events occur multiple times per year.

Also, in monitoring the City's housing stock in regard to the need for housing rehabilitation or replacement, both the City's Code Enforcement team and the City's Building Inspection team proactively and reactively engage in surveying the City's housing conditions as they perform their regular inspections. Housing and building code enforcement not only helps to ensure the habitability of specific properties, but also helps to keep surrounding homes and neighborhoods safe. For a home that shows clear signs of neglect, for example, the City will reach out to the tenant and owner and connect these individuals to resources such as local and regional grants and/or loans, or community service groups that are available to provide rehabilitation assistance. These proactive inspections of the City's housing stock lead to earlier detection of substandard housing conditions and ultimately improve local neighborhoods overall.

5. Housing Costs and Affordability

Housing costs reflect the supply and demand of housing in a community. This section summarizes the cost and affordability of the Costa Mesa housing stock.

The median home value in Costa Mesa is estimated to be $707,600, as shown in Table 2-36. This is $54,700 above the median home value for Orange County and comparable to the home values in Irvine and Huntington Beach. The City of Santa Ana has the lowest home value at $455,300 and the City of Newport Beach has the greatest median home value at $1,787,300.

Table 2-36: Median Home Value by Jurisdiction	
Jurisdiction	Median Home Value
Newport Beach	$1,787,300
Costa Mesa	**$707,600**
Irvine	$797,100
Santa Ana	$455,300
Huntington Beach	$728,200
Orange County	$652,900
Source: American Community Survey, 5-Year Estimates, 2018.	

Table 2-37 outlines the average monthly price of rent by number of bedrooms in Costa Mesa and how it has changed between 2017 and 2020. This data is provided by the Zillow Rent Index Report for Costa Mesa and shows that all units experienced increases in rates in the last three years; for example, one-bedroom rentals rose by 5.1 percent. The price per square foot saw a much greater increase for the three types of units, with 17.9 percent being the greatest increase for 3- or more bedroom units. This may indicate a higher demand and a need to plan for housing for large families within Costa Mesa.

Table 2-37: Average Monthly Rental Rates, 2017-2020					
Unit Type	January 2017	January 2018	January 2019	January 2020	% Change 2017-2020
1 Bedroom	$2,055	$2,077	$2,091	$2,159	5.1%
2 bedrooms	$2,553	$2,582	$2,579	$2,649	3.8%
3 Bedrooms	$3,027	$3,044	$3,097	$3,160	4.4%
Price per Square Foot					
Unit Type	January 2017	January 2018	January 2019	January 2020	% Change 2017-2020
1 Bedroom	$2.48	$2.57	$2.97	$2.83	14.1%
2 bedrooms	$2.20	$2.25	$2.32	$2.36	7.3%
3+ Bedrooms	$1.95	$2.15	$2.25	$2.30	17.9%
Source: Zillow Rent Index Report, January 2017-2020, accessed August 17, 2020.					

Housing affordability can be inferred by comparing the cost of renting or owning a home in the City with the maximum affordable housing costs for households at different income levels. Taken together, this information can generally show who can afford what size and type of housing and indicate the type of households most likely to experience overcrowding and overpayment.

The Federal Department of Housing and Urban Development (HUD) conducts annual household income surveys nationwide to determine a household's eligibility for federal housing assistance. Based on this survey, the California Department of Housing and Community Development (HCD) developed income limits, based on the Area Median Family Income (AMFI), which can be used to determine the maximum price that could be affordable to households in the upper range of their respective income category. Households in the lower end of each category can afford less by comparison than those at the upper end. The maximum affordable home and rental prices for residents in Orange County are shown in Table 2-38 and Table 2-39.

The data shows the maximum amount that a household can pay for housing each month without incurring a cost burden (overpayment). This amount can be compared to current housing asking prices (Table 2-36) and market rental rates (Table 2-37) to determine what types of housing opportunities a household can afford.

Extremely Low-Income Households

Extremely low-income households earn less than 30 percent of the County AMFI – up to $26,950 for a one-person household and up to $41,550 for a five-person household in 2020. Extremely low-income households cannot afford market-rate rental or ownership housing in Costa Mesa without assuming a substantial cost burden. An extremely low-income household at the maximum income limit can afford to pay approximately $1,039 in monthly rent, depending on household size.

Very Low-Income Households

Very low-income households earn between 31 percent and 50 percent of the County AMFI – up to $44,850 for a one-person household and up to $69,200 for a five-person household in 2020. A very low-income household cannot afford market-rate rental or ownership housing in Costa Mesa without assuming a substantial cost burden. A very low-income household at the maximum income limit can afford to pay approximately $1,121 to $1,730 in monthly rent, depending on household size. Given the high cost of housing in Costa Mesa, persons or households of very low-income could not afford to rent or purchase a home in the City.

Low-Income Households

Low-income households earn between 51 percent and 80 percent of the County's AMFI - up to $71,750 for a one-person household and up to $110,650 for a five-person household in 2020. The affordable home price for a low-income household at the maximum income limit ranges from $308,500 to $454,000. Based on the asking prices of homes for sale in 2020 (Table 2-36), ownership housing would not be affordable to low-income households. A one-person low-income household could afford to pay up to $1,794 in rent per month and a five-person low-income household could afford to pay as much as $2,766. Low-income households in Costa Mesa would not be able to afford to rent apartment units.

Moderate Income Households

Persons and households of moderate income earn between 81 percent and 120 percent of the County's AMFI – up to $133,500, depending on household size in 2020. The maximum affordable home price for a moderate-income household is $377,000 for a one-person household and $558,600 for a five-person family. Moderate income households in Costa Mesa would not be able to purchase a home in the City. In comparison to neighboring cities, at this affordable range, moderate income households would only be able to purchase a home in Santa Ana. The maximum affordable rent payment for moderate income households is between $2,163 and $3,338 per month. Appropriately sized market-rate rental housing is generally affordable to households in this income group.

Table 2-37: Affordable Housing Costs in Orange County, 2020						
Annual Income		Mortgage	Utilities^1	Tax and Insurance	Total Affordable Monthly Housing Cost	Affordable Purchase Price
Extremely Low-income (30% of AMFI)						
1-Person	$26,950	$455	$118	$101	$674	$99,990
2-Person	$30,800	$504	$151	$116	$770	$110,500
3-Person	$34,650	$539	$197	$130	$866	$118,000
4-Person	$38,450	$574	$243	$144	$961	$125,800
5-Person	$41,550	$594	$289	$156	$1,039	$130,200
Very Low-Income (50% of AMFI)						
1-Person	$44,850	$835	$118	$168	$1,121	$183,000
2-Person	$51,250	$938	$151	$192	$1,281	$205,500
3-Person	$57,650	$1,028	$197	$216	$1,441	$225,400
4-Person	$64,050	$1,118	$243	$240	$1,601	$245,000
5-Person	$69,200	$1,182	$289	$260	$1,730	$259,000
Low-income (80% AMFI)						
1-Person	$71,750	$1,407	$118	$269	$1,794	$308,500
2-Person	$82,000	$1,592	$151	$308	$2,050	$349,100
3-Person	$92,250	$1,763	$197	$346	$2,306	$386,500
4-Person	$102,450	$1,934	$243	$384	$2,561	$424,000
5-Person	$110,650	$2,062	$289	$415	$2,766	$452,000
Moderate Income (120% AMFI)						
1-Person	$86,500	$1,720	$118	$324	$2,163	$377,000
2-Person	$98,900	$1,951	$151	$371	$2,473	$427,800
3-Person	$111,250	$2,167	$197	$417	$2,781	$475,000
4-Person	$123,600	$2,384	$243	$464	$3,090	$522,700
5-Person	$133,500	$2,548	$289	$501	$3,338	$558,600

Source: Orange County Housing Authority, 2020 Utility Allowance Schedule and California Department of Housing and Community Development, 2020 Income Limits and Kimley Horn and Associates Assumptions: 2020 HCD income limits; 30% gross household income as affordable housing cost; 15% of monthly affordable cost for taxes and insurance; 10% down payment; and 4.5% interest rate for a 30-year fixed-rate mortgage loan. Utilities based on Orange County Utility Allowance.

1. *Utilities includes basic electric, water, sewer/trash, refrigerator, and stove.*

Table 2-38: Affordable Monthly Housing Cost for Renters, 2020				
Annual Income		Rent	Utilities^1	Total Affordable Monthly Housing Cost
Extremely Low-income (30% of AMFI)				
1-Person	$26,950	$556	$118.00	$674
2-Person	$30,800	$619	$151.00	$770
3-Person	$34,650	$669	$197.00	$866
4-Person	$38,450	$718	$243.00	$961
5-Person	$41,550	$750	$289.00	$1,039
Very Low-income (50% of AMFI)				
1-Person	$44,850	$1,003	$118.00	$1,121
2-Person	$51,250	$1,130	$151.00	$1,281
3-Person	$57,650	$1,244	$197.00	$1,441
4-Person	$64,050	$1,358	$243.00	$1,601
5-Person	$69,200	$1,441	$289.00	$1,730
Low-income (80% AMFI)				
1-Person	$71,750	$1,676	$118.00	$1,794
2-Person	$82,000	$1,899	$151.00	$2,050
3-Person	$92,250	$2,109	$197.00	$2,306
4-Person	$102,450	$2,318	$243.00	$2,561
5-Person	$110,650	$2,477	$289.00	$2,766
Moderate Income (120% AMFI)				
1-Person	$86,500	$2,045	$118.00	$2,163
2-Person	$98,900	$2,322	$151.00	$2,473
3-Person	$111,250	$2,584	$197.00	$2,781
4-Person	$123,600	$2,847	$243.00	$3,090
5-Person	$133,500	$3,049	$289.00	$3,338

Source: Orange County Housing Authority, 2020 Utility Allowance Schedule and California Department of Housing and Community Development, 2020 Income Limits and Kimley Horn and Associates Assumptions: 2020 HCD income limits; 30% gross household income as affordable housing cost; 15% of monthly affordable cost for taxes and insurance; 10% down payment; and 4.5% interest rate for a 30-year fixed-rate mortgage loan. Utilities based on Orange County Utility Allowance.

1. Utilities includes basic electric, water, sewer/trash, refrigerator, and stove.

This analysis shows that the moderate- and lower-income households in Costa Mesa generally cannot afford to own a home in Costa Mesa based on for sale housing costs. Lower income households generally cannot afford to rent or own in Costa Mesa based on for sale housing costs and rental prices. Long term, this trend may result in increased instances of overcrowding, an increased number of households with a high housing cost burden, and residents moving out of Costa Mesa for ownership opportunities.

G. Community Profile Summary

The Community Profile provides an analysis of the Costa Mesa population and housing stock for policy considerations within this Housing Element. The Costa Mesa community's housing needs are directly correlated to the demographic composition of the population and the conditions of existing housing within the City. The data analyzed in this Community Profile sets the baseline for the Housing Element goals, policies, and programs which are uniquely adapted to fit the needs of Costa Mesa.

The City will need to consider the following findings, but not limited to, based on the data presented in this Community Profile:

- The Costa Mesa population is showing aging trends – housing goals should consider the needs of seniors who may have less flexible income, need accessibility accommodations, or may seek assisted living options. **The City has established Housing Program 2D to address this finding.**
- Over a quarter of the Costa Mesa population identifies as Hispanic or Latino – housing needs should account for possible cultural needs such as larger or multigenerational housing units. Additionally, housing information should be made available in Spanish to assist in the location of appropriate housing within the community. **The City has established Housing Programs 2E and 4A to address this finding.**
- Approximately 47 percent of the Costa Mesa population earn a lower income, indicating that production of and access to affordable housing including affordable rental options and entry level home ownership facilitation should be considered. **The City has established Housing Programs 2B, 4A, 4B, and 4C to address this finding.**
- Approximately 48.8 percent of renters and 31.8 percent of homeowners are estimated to spend more than 30 percent of their income on housing, indicating a high housing cost burden overall with a higher proportion of renters compared to owners experiencing overpayment. **The City has established Housing Programs 2B, 4A, 4B, and 4C to address this finding.**
- Based on for sale and rental housing prices, a moderate-income household cannot afford to own a home in Costa Mesa, while lower income households cannot afford to own or rent in Costa Mesa without experiencing overpayment. **The City has established Housing Programs 2B, 4A, 4B, and 4C to address this finding.**
- The majority of housing units in Costa Mesa were built over 30 years ago – households in older homes may benefit from assistance in renovating their homes and ensuring safe living environments with access to all utilities. **The City has established Housing Programs 1A and 1B to address this finding.**
- Costa Mesa has a relatively low vacancy rate, indicating high demand for housing and low availability of housing units within the City. **The City has established Housing Programs 2B and 3A to address this finding.**
- 46.5 percent of Costa Mesa households have at least one of the four identified housing problems, which include:
    - Units with physical defects (lacking complete kitchen or bathroom);
    - Overcrowded conditions (housing units with more than one person per room – excluding bathrooms and kitchens);

- Housing cost burdens, including utilities, exceeding 30 percent of gross income; and
- Severe housing cost burdens, including utilities, exceeding 50 percent of gross income.

The City has established Housing Programs 1A, 1B, and 4A to address this finding.

The Housing Element's **Chapter 4: Housing Plan** provides goals, policies, and programs for the City of Costa Mesa based on the findings of this analysis. Policies established in the Housing Plan implement the goals and programs of the Housing Element and are reviewed on yearly-basis to identify progress and success.

Chapter 3

Housing Constraints, Resources, and Fair Housing

Housing Constraints

A variety of factors could affect the number, type, and affordability of housing and housing development in a community. Governmental housing constraints are often specific to the requirements and regulations local governments enforce. Governmental constraints in Costa Mesa may include land use controls, residential development standards, development and permitting fees, and permitting processes, amongst other constraints. Nongovernmental and market constraints are directly related to the conditions of the local and regional construction and the development market. Nongovernmental constraints in Costa Mesa may include the cost of land, construction costs, including materials and labor, availability of financing, and the local economic conditions. These factors could incentivize or create barriers for the maintenance and addition of housing in Costa Mesa, and predominantly affordable housing. The focus of this section is recognizing the existing constraints. The following sections will analyze the extent of each constraint on housing development.

A. Nongovernmental Constraints

Nongovernmental constraints are those associate with external market costs and rely predominantly on the economy and cost of land and construction. The availability and cost of land, labor costs, as well as financing, may pose barriers for housing developers and can often deter the development of housing, specifically affordable housing. The following sections highlights the primary market factors that affect the production of housing in Costa Mesa.

1. Land Costs and Construction Costs

Construction costs vary widely according to the type of development, with multi-family housing generally less expensive to construct than single-family homes due to square footage. However, there is wide variation within each construction type, depending on the size of the unit and the number and quality of amenities provided. An indicator of construction costs is Building Valuation Data compiled by the International Code Council (ICC). The ICC updates the estimated cost of construction at six-month intervals and provides estimates for the average cost of labor and materials for typical Type V-A wood-frame housing. Estimates are based on "good-quality" construction, providing for materials and fixtures well above the minimum required by state and local building codes. In August 2020, the ICC estimated that the average per square-foot cost for good-quality housing was approximately $118.57 for multi-family housing, $131.24 for single-family homes, and $148.44 for residential care/assisted living facilities. Construction costs for custom homes and units with extra amenities, run even higher. Construction costs are also dependent upon materials used and building height, as well as regulations set by the City's adopted Building Code. For example, according to the ICC, an accessory dwelling unit (ADU) or converting a garage using a Type V-B wood framed unit would costs about $123.68 per square foot. Although construction costs are a significant portion of the overall development cost, they are typically consistent throughout the region and, especially when considering land costs, are not considered a major constraint to housing production in Costa Mesa.

Land costs can also pose a significant constraint to the development of affordable and middle-income housing and represents a significant cost component in residential development. Land costs may vary depending on whether the site is vacant or has an existing use that must be removed. Similarly, site constraints such as environmental issues (e.g., steep slopes, soil stability, seismic hazards, flooding, and contamination) can also be factored into the cost of land. A September 2020 web search for vacant lots for sale in the City of Costa Mesa returned three lots for sale ranging in size from 0.23 acres at $749,000 to 1.03 acres at $2,000,000. Based on current prices of for sale lots, the vacant lots cost an estimated average price per square foot of $68, or about 2.9 million dollars per acre.

Costa Mesa has the lowest cost of land in comparison to the neighboring cities of Santa Ana, Huntington Beach, and Irvine, based on an October 2020 Zillow search for vacant lots. The cost of land in these cities range from $73 per square to $304 per square foot. However, the cost of land in Costa Mesa is still very expensive and though it is consistent with neighboring jurisdictions and the region, it may create a constraint to the development of housing, specifically affordable housing. The City cannot control the cost of land in Costa Mesa or the region, however Chapter 4 of this Housing Element outlines programs and policies to work with developers and interested parties to increase affordable housing options in the City.

2. Available Financing

The availability of financing in a community depends on a number of factors, including the type of lending institutions active in a community, lending practices, rates and fees charged, laws and regulations governing financial institutions, and equal access to such loans. Additionally, availability of financing affects a person's ability to purchase or improve a home. Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants. The primary concern in a review of lending activity is to determine whether home financing is available to all residents of a community, regardless of income, sex, race, or ethnicity. The data presented in this section include the disposition of loan applications submitted to financial institutions for home purchase, home improvement, and refinancing in the Anaheim-Santa Ana-Irvine MSA.

Table 3-1 below displays the disposition of loan applications for the Anaheim-Santa Ana-Irvine MSA, per the 2016 Home Mortgage Discloser Act report. According to the data, applicants in the 120% MSA/MD median income or more had the highest rates of loans approved. Of that income category, applicants who reported White had the highest percentage of approval and the number of applications. Applicants in the less than 50% of the MSA/MD median income categories were showed higher percentages of denied loans than loans originated. According to the data, applicants who reported white were, on average, more likely to be approved for a loan than another race or ethnicity.

Given the relatively high rates of approval for home purchase, improvement, and refinance loans, home financing is generally available and not considered to be a significant constraint to the provision and maintenance of housing in Costa Mesa.

Table 3-1: Disposition of Loan Applications by Race/Ethnicity– Anaheim-Santa Ana-Irvine MSA				
Applications by Race/Ethnicity	Percent Approved	Percent Denied	Percent Other	Total (Count)
LESS THAN 50% OF MSA/MD MEDIAN				
American Indian and Alaska Native	26.2%	52.3%	23.1%	65
Asian	33.9%	42.5%	26.7%	1,382
Black or African American	41.6%	33.7%	25.8%	89
Native Hawaiian or other Pacific Islander	25.0%	44.2%	30.8%	52
White	45.6%	31.2%	26.1%	5,240
Hispanic or Latino	37.9%	38.2%	26.8%	1,566
50-79% OF MSA/MD MEDIAN				
American Indian and Alaska Native	38.1%	34.0%	29.9%	97
Asian	53.3%	25.3%	29.4%	3,153
Black or African American	43.4%	19.1%	41.4%	152
Native Hawaiian or other Pacific Islander	49.4%	39.8%	16.9%	83
White	54.5%	23.3%	27.6%	8,677
Hispanic or Latino	47.6%	27.7%	29.3%	3,245
80-99% OF MSA/MD MEDIAN				
American Indian and Alaska Native	51.4%	25.7%	31.4%	35
Asian	59.5%	19.2%	29.3%	1,495
Black or African American	52.9%	22.1%	30.9%	68
Native Hawaiian or other Pacific Islander	43.5%	13.0%	43.5%	23
White	61.9%	17.2%	26.1%	3,873
Hispanic or Latino	54.0%	21.4%	29.1%	1,347
100-119% OF MSA/MD MEDIAN				
American Indian and Alaska Native	48.9%	22.7%	29.5%	88
Asian	62.3%	15.6%	28.8%	4,820
Black or African American	55.6%	20.1%	28.6%	234
Native Hawaiian or other Pacific Islander	49.4%	27.6%	31.0%	87
White	66.2%	13.8%	25.1%	12,607
Hispanic or Latino	60.8%	16.4%	26.8%	3,398
120% OR MORE OF MSA/MD MEDIAN				
American Indian and Alaska Native	59.2%	13.0%	32.0%	169
Asian	62.8%	12.9%	29.0%	17,800
Black or African American	57.7%	17.3%	27.2%	624
Native Hawaiian or other Pacific Islander	64.2%	11.4%	26.8%	254
White	68.3%	11.3%	24.9%	49,811
Hispanic or Latino	64.6%	13.3%	26.7%	6,095
Source: Consumer Financial Protection Bureau, Disposition of loan applications, by Ethnicity/Race of applicant, 2019.				

3. Economic Constraints

Market forces on the economy and the trickle-down effects on the construction industry can act as a barrier to housing construction and especially to affordable housing construction. It is estimated that housing price and development costs will continue to increase in the City and the region. Moving into 2020, the economy was growing, California was seeing a 1.6 percent growth in jobs from 2019 and experiencing all-time lows for unemployment rates. COVID-19 had stalled much of the economy in early 2020, however, as the California economy regains momentum, housing stock and prices in the Costa Mesa community remain stable. A housing market analysis by Redfin reports the number of homes sold in August 2020 experienced a 16.1% growth in year-over-year trends and over doubled since the low in May 2020. The same report shows that the median sale price of homes in Costa Mesa is the largest it has been in five years, except for a peak in February 2021; the median number of days on the market was 41 in August 2020 in contrast to 86.5 in at the start of the year.

A 2020 California Association of Realtors (CAR) report found that homes on the market in Orange County experienced a 10.2 percent year to year increase and cost an average of $915,000 in September 2020; over $250,000 higher than the Southern California median home price in the same month ($656,750). According to the CAR First Time Buyer Housing Affordability Index, the median value of a home in Orange County is $730,150 with monthly payments (including taxes and insurance) of $3,690, requiring an average qualifying income of $110,700.

Costa Mesa's home value index ($881,064), which includes single-family residences and condos, has been on a steady increase since Spring 2012, according to Zillow data from September 2020. According to Zillow, this value is seasonally adjusted to remove outliers and only includes the middle price-tier of homes. Costa Mesa home values have gone up 4.9 percent over the past year and Zillow predicts they will rise 4.8 percent within the next year. Orange County by comparison has a median home value index of $775,797, which is $105,267 less than Costa Mesa. Due to the high costs and increasing values, the cost of land and home prices in Costa Mesa may be considered a constraint to the development of and access to housing, particularly affordable housing.

4. Applicant Requests to Develop Below the Maximum Density

The City does not typically receive request to develop below the maximum density permitted for residential projects. Based on review of past projects and discussions with the development community, the existing development standards have not proved to be a constraint to meeting the maximum density. Programs 3B and 3C within the Housing Plan call for revisions to the development standards associated with the North Costa Mesa Specific Plan and the City's Urban Plans and Overlays, including the maximum density permitted. These densities are higher than what is currently permitted within Costa Mesa (with the exception of some areas in the North Costa Mesa Specific Plan where densities have exceeded 90 du/ac for specific projects). Until those zoning changes are made to permit the higher densities identified in the housing element, the City will not be able to evaluate potential requests to develop below the maximum density. The City has committed to working with the community, including the local development community, to create development standards which promote development consistent with the identified densities.

B. Governmental Constraints

In addition to market constraints, local policies and regulations also affect the price and availability of housing and the provision of affordable housing. For example, State and Federal regulations affect the availability of land for housing and the cost of housing production, making it difficult to meet the demand for affordable housing and limiting supply in a region. Regulations related to environmental protection, building codes, and other related topics have significant, often adverse, impacts on housing cost and availability.

While the City of Costa Mesa has no control over State and Federal Laws that affect housing, local laws including land use controls, site improvement requirements, fees and exactions, permit processing procedures, and other factors can constrain the maintenance, development, and improvement of housing as well as, create barriers to housing development.

1. Land Use Controls

Cities in California are required by Law to prepare a comprehensive, long term General Plan to guide future development. The Land Use Element of the General Plan establishes permitted land uses and development density throughout the City of Costa Mesa. These land uses provide for a wide variety of housing types throughout the City, while also ensuring compatibility between neighboring uses. The following lists the land uses that permit residential developments and the maximum allowable density:

- Low-Density Residential: 8 dwelling units per acre
- Medium-Density Residential: 12 dwelling units per acre
- High-Density Residential: 20 dwelling units per acre
- Commercial-Residential: 12 to 17.4 dwelling units per acre
- Urban Center Commercial: 20 dwelling units per acre / 80 dwelling units per acre
- Multi-Use Center: 6 dwelling units per acre / 40 dwelling units per acre

Overlay Districts

Overlay districts are created in order to incentivize particular development types in an area and/or to implement a Master Plan's strategies and goals. Overlay districts are applied to the Zoning Map and provide a development option in addition to the underlying zoning regulations as they often require stricter and/or more specific standards. An overlay district could also be created to administer the goals of a Master Plan. The overlay districts in Costa Mesa are detailed below.

Residential Incentive Overlay

The Residential Incentive Overlay District is intended to create opportunities for residential development at strategic locations along Harbor Boulevard and Newport Boulevard. The designation allows for development of new higher-density residential uses in areas where limited residential with lower densities are currently allowed. Small-lot single-family subdivisions are also appropriate in the designated areas. The Residential Incentive Overlay also expands development opportunities on residential and commercial

properties which are not currently developed to their full potential or supporting outdated buildings and underperforming uses.

The following are required for developments in the Residential Incentive Overlay District:

Residential Incentive Development Plan Screening Application – To provide initial feedback to developers, all residential and development projects proposed in this district must submit a screening application for review and approval by the City Council.

Master Plan – All developments proposed in this district require approval of a master plan by the Planning Commission. The master plan must be consistent with the General Plan and meet the intent and purpose of the overlay district. The project must include adequate resident-serving amenities in the common open space areas and private open space area; this may include patios, balconies, roof terraces, walkways, and landscaped areas. The project must be consistent with the compatibility standards for residential development in that it provides adequate protection for residents from excessive noise, odors, vibration, light and glare, and toxic emanations. The residences must have adequate separation and screening from adjacent commercial uses through site planning considerations, structural features, landscaping, and perimeter walls.

Development Standards – This overlay designation allows for developments that meet the following:

- **Minimum Lot Area:** 0.5 acres
- **Maximum Height**: 4 stories (not including permitted roof top terraces)
- **Maximum Density**: 40 units per acre
- **Minimum Open Space**: 40% of total site area
- **Common Open Space**: 50% of required open space. Recreational facilities for children are required for residential projects with 12 or more units.
- **Front Setback**: 20 feet
- **Side Setback**: 20 feet (30 feet minimum for 4-story developments abutting R2-MD zones)
- **Rear Setback:** 20 feet (30 feet minimum for 4-story developments abutting R2-MD zones)

Mixed-Use Overlay District

The City included Program 3D, "Update the City's Urban Plans and Overlays," to update the City's urban plans and overlays to permit and facilitate additional residential development. Urban plans are documents that were intended to provide guidance for projects within various areas of the Mixed-Use Overlay District. Following guidance from the City Council, staff reviewed each urban plan determined that many standards were ambiguous and all of the urban plans established a complicated review process that was potentially a governmental constraint to housing development. Instead of updating the urban plans, the City will codify their development potential and standards, as appropriate, into the Zoning Code and then rescind the plans. Additionally, to implement rezoning for Housing Element sites, in March 2026, the City Council amended the MUOD to establish specific provisions applicable to sites within the Housing Element inventory, excluding the Fairview Developmental Center. The new MUOD section establishes development

criteria for Housing Element Opportunity Sites to encourage and facilitate residential development, subject to the following:

- Densities up to the specific site density identified in the Housing Element (40, 50, and 90 units per acre);
- Minimum of 50 percent residential use;
- Basic objective design standards such as height and minimum setbacks that can accommodate the Housing Element-identified densities; and
- Ministerial review and approval procedures consistent with State law.

In late 2026, the City will rescind the urban plans and amend the Mixed-Use Overlay District to establish objective standards applicable to Measure K properties that are not within the Housing Element. Those property owners will be able to opt into utilizing the MUOD. This will increase the overall residential development capacity in Costa Mesa.

2. State Density Bonus Law

Density bonuses are another way to increase the number of dwelling units allowed in a residentially zoned area. The City of Costa Mesa does not have its own Density Bonus Ordinance but defers to the Government Code Section 65915. However, the City's Zoning Code identifies the purpose of a density bonus as providing incentives for the production of affordable housing, senior housing, and childcare facilities in compliance with State Government section 65915.

Compliance with State Law

Until 2021, under Government Code Section 65915, known as the Density Bonus Law, the maximum bonus was 35%. California state law AB 2345 states that all jurisdictions in California are required to process projects proposing up to 50% additional density, as long as those projects provide the additional Below Market Rate units (units affordable to low and very low-income households) in the original proposed project, unless the locality already allows a bonus above 35%. The City's Density Bonus program allows a maximum of 35% density increase; however, AB 2345 requires an allowance of up to 50% density bonus when the base BMR is proposed. The City included Program 2I, to review and update the City's Density Bonus Ordinance. The City is currently revising the existing ordinance and expects to adopt revisions in December 2026.

3. Residential Development Standards

The City of Costa Mesa established four residential districts to provide a range of housing types. These standards and regulations are intended to create the highest quality residential development, minimize land use conflicts, encourage the maintenance of residential neighborhoods, and implement the goals of the City's General Plan. In addition to residential districts, Costa Mesa also includes three types of mixed-use designations to bring together residential and commercial developments.

- Single-Family Residential District (R1) – Single-Family Residential is intended to promote the development of single-family detached units on lots measuring at least 6,000 square feet. The maximum density is 7.26 dwelling units per gross acre.

- Multiple-Family Residential District, Medium Density (R2-MD) – Medium Density Multiple-Family Residential is intended to promote the development of multi-family properties on lots measuring a minimum of 12,000 square feet. The maximum density is 3,630 square feet per dwelling unit / 12 dwelling units per gross acre.
- Multiple-Family Residential District, High Density (R2-HD) – High Density Multiple-Family Residential is intended to promote the development of multi-family properties with a minimum of 12,000 square feet. The maximum density is 3,000 square feet per dwelling unit / 14.25 dwelling units per gross acre.
- Multiple-Family Residential District (R3) – Multiple-Family Residential is intended to promote the development of multi — family properties with a minimum of 12,000 square feet. The maximum density is 2,178 square feet per dwelling unit / 20 dwelling units per gross acre.
- Town Center District (TC) – Town Center is intended to allow intensely developed mixed commercial and residential uses within a limited geographical area located between Sunflower Avenue, I-405, Bristol Street, and Avenue of the Arts. Developments can range from one- to two-story office and retail buildings to mid- and high-rise buildings, including residential.
- Planned Development Commercial (PDC) – Planned Development Commercial is intended for retail shops, offices, and service establishments, including but not limited to, hotels, restaurants, theaters, museums, financial institutions, and health clubs. These uses are intended to serve adjacent residential area and the entire community and region. Complementary residential uses may also be included in the planned development.
- Institutional and Recreational Multi-Use District – Institutional and Recreational Multi-Use is only applicable to the Fairview Developmental Center and is intended to allow the integration of a variety of land uses and intensities at a low to moderate density and intensity.

As mentioned above, the City of Costa Mesa's Zoning Code establishes standards which regulate development throughout the City. The development standards include minimum requirements for lot size, width, building setbacks, and open space. **Table 3-2** provides the development standards applicable to each zoning district in Costa Mesa that permit residential development.

Table 3-2: Development Standards in Costa Mesa - Dimensions

Zone	Dimensions		Min. Yard Setbacks (ft)			Construction Standards		
	Min. Lot Size (square feet)	Min. Lot Width (feet)	Front (feet)	Side (feet)	Rear (feet)	Max. Height*	Min. Open Space (square feet)	Max. Density
Residential Districts								
R1	6,000 sq.ft.	Interior Lot: 50 ft. Corner Lot: 60 ft.	20 ft.	5 ft. (3)	2-story: 20 ft. 1-story: 10 ft.	27 feet	40%	1 DU (1) per 6,000 sq.ft.
R2-MD	12,000 sq.ft.	100 ft.	20 ft.	5 ft. (3)	2-story: 20 ft. 1-story: 10 ft.	27 feet	40%	1 DU per 3,630 sq.ft.(2)
R2-HD	12,000 sq.ft.	100 ft.	20 ft.	5 ft. (3)	2-story: 20 ft. 1-story: 10 ft.	27 feet	40%	1 DU per 3,000 sq.ft.

Table 3-2: Development Standards in Costa Mesa - Dimensions								
Zone	Dimensions		Min. Yard Setbacks (ft)			Construction Standards		
	Min. Lot Size (square feet)	Min. Lot Width (feet)	Front (feet)	Side (feet)	Rear (feet)	Max. Height*	Min. Open Space (square feet)	Max. Density
R3	12,000 sq.ft.	100 ft.	20 ft.	5 ft. (3)	2-story: 20 ft. 1-story: 10 ft.	27 feet	40%	1 DU per 2,178 sq.ft.
Planned Development Standards								
PDR-LD	5,500 sq.ft.	40 ft.	5 ft. (7)	0-10ft. (8)	5 ft.	27 ft.	45% (6)	8 DUs per acre
PDR-MD	5,500 sq.ft.	-	5 ft.	0-10ft. (8)	5 ft.	27 ft.	45%	12 DUs per acre
PDR-HD	3,000 sq.ft.	-	5 ft.	0-10ft. (8)	5 ft.	27 ft.	42%	20 DUs per acre (4)
PDR-NCM	3,000 sq.ft.	-	-	-	-	-	42%	35 DUs per acre
PDC	N/A	-	-	-	-	-	-	20 DUs per acre (5)
PDI	N/A	-	-	-	-	-	-	N/A

Note:
(1): Dwelling Unit
(2): 1 unit per DU for legal lots existing as of March 16, 1992, that are less than 7,260 sq.ft. in area but not less than 6,000 sq.ft. in area.
(3) Accessory structures that do not exceed 6.5 feet in height in the R1 zone or 15 feet in height in other residential zones may have a zero-side setback. Property line abutting a public street: 10 feet. Property line abutting an alley: 5 feet.
(4): See North Costa Mesa Specific Plan for exceptions. The maximum density for 125 East Baker Street is 58 dwelling units per acre (C0-13-02). The maximum density for 2277 Harbor Boulevard is 54 dwelling units per acre (C0-14-02).
(5): The maximum density for 1901 Newport Boulevard is 40 dwelling units per acre. See North Costa Mesa Specific Plan for exceptions. No residential development is permitted within the 23.4-acre project site generally addressed as 1375 Sunflower Ave. and 3370 Harbor Blvd.
(6): See section 13-60 required open space criteria for planned development residential.
(7): For individual DUs.
(8): feet on one side; 10 feet combination of both sides.
Source: City of Costa Mesa Zoning Code 2022

Yard Requirements

Yards provide light and air, pedestrian and vehicular circulation, emergency access, and general aesthetic improvements. The Costa Mesa Zoning Code establishes setback requirements in order to maintain yard area. Minimum setback requirements are consistent in residential districts, 5 feet, but they differ depending on type of development in mixed-use districts. While it is possible that setback requirements may pose a constraint on reaching maximum permitted density in some cases, there is enough flexibility in the current ordinances that setback requirements do not constitute a significant constraint on residential development.

Site Coverage and FAR

The City of Costa Mesa establishes site coverage requirements in order to maintain bulk, mass, and intensity of use. Site coverage is not used towards planning residential districts in Costa Mesa as open space and setback requirements ensure structures are located within an area of a lot to avoid massing and excessive density. Site coverage is considered in mixed-use developments when combined with commercial uses.

Floor Area Ratio (FAR) refers to the gross floor area allowed on a site divided by the total gross area of the site. FAR requirements limit the usable floor area to limit the bulk of a building in comparison to the land, other buildings, and public facilities in the area.

Open Space

Open space is used in conjunction with site coverage to control intensity of use and provide for an area that is intended to add light and air. Open space may include, but is not limited to, lawns, decorative planting, walkways, active and passive recreational area, playgrounds, fountains, swimming pools, and wooded areas. Also included are unenclosed patios, water courses, and surfaces covered by no more than 5 feet in depth by projections which are at least 8 feet above ground. Driveways, parking lots, surfaces designed for vehicular access, upper floor decks, balconies, and areas under projections which are less than 8 feet above ground are not considered open space.

Maximum Building Heights

A structure's height is defined by the Zoning Code as the distance from the grade to the highest point on the roof, including roof-top mechanical equipment and screening. A standard 27 feet maximum height is established for two-story residential developments in Costa Mesa in order to maintain compatibility with existing and proposed developments, however a planned development is permitted to be developed up to four stories. The City's General Plan and Zoning Code permit up to four stories south of the 405 Freeway through planned development and in many of the City's overlay areas where higher densities are allowed, as well as additional height north of the 405 Freeway in the North Costa Mesa Specific Plan area. Per the City's development standards shown in Table 3-2, a 2-story 14,400 square-foot multi-family development on a 12,000 square-foot lot could develop up to 14 potential 1,000 square-foot units, all while meeting the City's setback, open space, and height requirements. The City's 27-foot height limit for all residential developments does not pose a constraint to meeting the City's established densities and is not considered a constraint to the development of housing. As of March 2026, the City modified its maximum building heights up to 108 feet for residential projects on Housing Element sites, depending on the maximum residential density allowed.

Parking Standards

The City of Costa Mesa mandates parking requirements be applied to all developments in the City. Table 3-3 provides the required parking for all housing types. The Zoning Code further identifies the number of parking spaces that must be covered and those that can remain uncovered. These requirements ensure that there is adequate parking provided for residents and for guests in both single-family and multi-family residences. The City had included Program 2M committing to reviewing and revising the City's Zoning Code for off-street parking for multifamily projects. In April 2026, the City reduced the residential parking minimums for multi-family units and adopted a standard of no minimum parking requirement for residential uses on Housing Element sites within the Mixed-Use Overlay District (all Housing Element sites are within this overlay). In late 2026, the City will amend the overlay to remove parking minimums on non-Housing Element sites.

Table 3-3: Parking Requirements for Residential Uses		
Unit Type		Number of Spaces Required
Residential Development in the Mixed-Use Overlay District	All residences	No minimum requirement
Single-Family Detached with 4 Bedrooms or Less	Without garage access from alley	4
	With garage access from alley	3
Single-Family Detached with 5 Bedrooms of More	Without garage access from alley	5
	With garage access from alley	4
Multi-Family Residential	Bachelor/Studio to 1 bedroom	1.25
	2 Bedrooms or more	2. 25
Source: City of Costa Mesa Zoning Code		

The cost associated with garage parking construction can be viewed as a constraint to affordable housing development, especially for multi-family housing. Affordable housing projects that qualify for a density bonus may also request application for additional incentives which can be provided in the form of reduction of parking requirements. While off-street parking requirements can affect planned residential density, particularly for small lots and in-fill areas, this potential constraint is mitigated by the flexible standards shown above.

Furthermore, in comparison to neighboring jurisdictions **(Table 3-4)** the City of Costa Mesa has reduced parking requirements. Where Costa Mesa differs in single-family parking requirements is in its count of open/driveway parking spaces. The City of Costa Mesa specifically requires 2 spaces in a garage and 2 spaces on a driveway for a single-family detached residence with 4 bedrooms or less; the other cities only provide requirements for the number of vehicles that must be included in a garage. In addition, the other cities require guest parking as a percentage of the total number of units or required spaces, while Costa Mesa requires a set number per unit except for residential development in the Mixed-Use Overlay District, where there is no minimum parking requirement.

Table 3-4: Parking Standards of Neighboring Communities	
Unit Type	Number of Spaces Required
City of Newport Beach	
Accessory Dwelling Unit	1 parking space, with exceptions [(1)]
Junior Accessory Dwelling Unit	No additional parking required
Single-Unit Dwellings – Attached	2 per unit in a garage
Single-Unit Dwellings – Detached and less than 4,000 sq. ft. of floor area	2 per unit in a garage
Single-Unit Dwellings – Detached and 4,000 sq. ft. of floor area	3 per unit in a garage
Single-Unit Dwellings – Balboa Island	2 per unit in a garage
Multi-Unit Dwellings – 3 units	2 per unit covered, plus guest parking 1-2 units, no guest parking required 3 units, 1 guest parking space

Table 3-4: Parking Standards of Neighboring Communities		
Unit Type		Number of Spaces Required
City of Newport Beach		
Multi-Unit Dwellings – 4 units or more		2 per unit covered, plus 0.5 space per unit for guest parking
Two-Unit Dwellings		2 per unit; 1 in a garage and 1 covered or in a garage
Live/Work Units		2 per unit in a garage, plus 2 for guest/customer parking
Senior Housing – Market Rate		1.2 per unit
Senior Housing – Affordable		1 per unit
City of Irvine		
Single Family	1-3 bedrooms	2 spaces
	4+ bedrooms	3 spaces + visitor parking (2)
Attached Ownership	Studio	1 space + visitor parking (2)
	1 bedroom	1.5 spaces + visitor parking (2)
	2 bedroom	2 spaces + visitor parking (2)
Attached Rental	Studio	1 space + visitor parking (2)
	1 bedroom	1.4 spaces + visitor parking (2)
	2 bedroom	1.6 spaces + visitor parking (2)
	3 bedroom	2 spaces + visitor parking (2)
City of Fountain Valley		
Single-family, detached: up to 4 bedrooms		2 stalls in a garage
Single-family, detached: 5+ bedrooms or homes larger than 4,000 sq. ft.		3 stalls in a garage
Single-family, detached		Same as single-family, detached
Mobile home park		2 covered for unit, plus 0.2 visitor stall/unit provided independent of the unit
Accessory dwelling unit		No parking required beyond that which is required for the primary residence. Pursuant to California Government Code Section 65852.2, replacement parking cannot be required if an existing garage is converted to an ADU.
Multi-family: duplex, condos, other attached dwellings	1 bedroom or less	1 covered stall + 0.5 uncovered + 25% of total required spaces for visitor parking
	2 bedrooms	1 covered stall + 1 uncovered + 25% of total required spaces for visitor parking
	3 bedrooms	2 covered stall + 0.5 uncovered + 25% of total required spaces for visitor parking
	More than 3 bedrooms	2 covered stall + 0.5/room over 3 uncovered + 25% of total required spaces for visitor parking

Note:
1. Parking is waived for ADUs if the property is within ½ mile walking distance to transit (including ferry); within an architecturally or historically significant district; on-street parking permits are required and not provided to the occupant of the ADU; or within one block of a car-share vehicle pick-up/drop-off location
2. Visitor parking: 0.7 space/unit if project has resident garages or 0.4 spaces/unit if the project has resident carports.

Source: City of Newport Beach, Irvine, and Fountain Valley Municipal Codes

Program 2M included in **Chapter 4: Housing Plan** has been completed.

4. Variety of Housing Types Permitted

California Housing Element Law mandates jurisdictions must make sites available through zoning and development standards to promote the development of a variety of housing types for all socioeconomic levels of the populations. Housing types include single-family homes, multi-family housing, accessory

dwelling units, factory-built homes, mobile-homes, employee and agricultural work housing, transitional and supportive housing, single-room occupancy (SROs), and housing for persons with disabilities. Table 3-5 shows the various housing types permitted throughout the City of Costa Mesa.

Table 3-5: Housing Types Permitted in Costa Mesa (March 2026)

Housing Types	Zones																	
	Residential				Commercial				Industrial		Planned Development						Institutional & Rec.	
	R1	R2-MD	R2-HD	R3	C1	C2	C1-S	TC	MG	MP	PDR-LD	PDR-MD	PDR-HD	PDR-NCM	PDC	PDI	I&R	I&R-MLT
Single-Family	P	P	P	P	-	-	-	-	-	-	P	P	P	P	P	P	-	P
Multi-Family	-	P	P	P	-	-	-	P	-	-	P	P	P	P	P	P	-	P
Accessory Dwelling Unit	P	P	P	P	-	-	-	P	-	-	P	P	P	P	P	P	-	P
Common Interest Development	-	P	P	P	-	-	-	P	-	-	P	P	P	P	P	P	-	P
Small Lot Subdivision, Residential	-	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Mobile Home Park	-	C	C	C	-	-	-	-	-	-	C	C	C	C	C	C	-	-
Boarding House, Small (1)	-	P	P	P	-	-	-	-	-	-	P	P	P	P	P	P	-	-
Boarding House, Large (1)	-	C	C	C	-	-	-	-	-	-	-	C	C	C	C	C	-	-
Residential Care Facility, 6 or Fewer Persons	P	P	P	P	-	-	-	-	-	-	P	P	P	P	P	P	P	P
Residential Care Facility, 7 or More	-	C	C	C	-	-	-	-	-	-	-	C	C	C	C	C	C	-
Group Homes, 6 or Fewer Persons	S	S	S	S	-	-	-	-	-	-	S	S	S	S	S	S	P	P
Group Homes, 7 or More	S	C	C	C	-	-	-	-	-	-	-	C	C	C	C	C	P	-
Sober Living Homes, 6 or	S	S	S	S	-	-	-	-	-	-	S	S	S	S	S	S	P	-

Table 3-5: Housing Types Permitted in Costa Mesa (March 2026)																		
Housing Types	Zones																	
	Residential				Commercial				Industrial		Planned Development						Institutional & Rec.	
	R1	R2-MD	R2-HD	R3	C1	C2	C1-S	TC	MG	MP	PDR-LD	PDR-MD	PDR-HD	PDR-NCM	PDC	PDI	I&R	I&R-MLT
Fewer Persons																		
Sober Living Homes, 7 or More	-	C	C	C	-	-	-	-	-	-	-	C	C	C	C	C	P	-
Referral Facility	-	C	C	C	-	C	-	-	-	-	-	C	C	-	-	-	-	-
Single Room Occupancy Residential Hotel (SRO)	-	-	-	-	C	C	-	-	-	-	-	-	-	-	-	-	-	-
Employee Housing, 6 or fewer	P	P	P	P	-	-	-	-	-	-	P	P	P	P	P	P	-	-
Supportive Housing	P[3]	P[2,3]	P[2,3]	P[2,3]	-	-	-	P[2,3]	-	-	P[2,3]	P[2,3]	P[2,3]	P[2,3]	P[2,3]	P[2,3]	-	-
Transitional Housing	P[3]	P[3]	P[3]	P[3]	-	-	-	P[3]	-	-	P[3]	P[3]	P[3]	P[3]	P[3]	P[3]	-	-
Emergency Shelters	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	P	-	-
Low Barrier Navigation Centers	NA	NA	NA	NA	NA	NA	NA	P[4]	NA	NA	NA	NA	NA	NA	P[4]	P[4]	NA	NA

Source: City of Costa Mesa Municipal Code Table 13-30 Citywide Land Use Matrix, amended March 2026

Notes:

(1) Small boardinghouses shall locate at least six hundred fifty (650) feet from any other small boardinghouse. Large boardinghouses shall be located at least one thousand (1,000) feet away from any other boardinghouse.

(2) Supportive housing, as defined in Government Code Section 65650, shall be permitted by-right in all zones where multifamily and mixed uses are permitted by-right, provided it is consistent with Government Code Sections 65650 – 65656.

(3) Pursuant to Government Code Section 65583(c)(3), transitional and supportive Housing shall be considered a residential use of property and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zoning district.

(4) Low barrier navigation centers shall be permitted by-right provided they are consistent with the requirements in Government Code Sections 65660-65668.

P – Permitted

C – Conditional Use Permit

S – Special Use Permit

(-) – Prohibited

Single-Family Dwelling

The Costa Mesa Zoning Code defines a Single-Family Dwelling as a building of permanent character which is designed or used for residential occupancy by one family. A single mobile home on a foundation system on a single lot is a single-family dwelling. A single-family dwelling may be attached or detached from another single-family dwelling, including but not limited to an accessory dwelling unit. Single Family dwelling units are permitted in the R1, R2-MD, R2-HD, and R3 residential zones, as well as the PDR-LD, PDR-MD, PDR-HD, PDR-NCM, PDC, PDI, and I&R-MLT zones.

Multi-Family Dwelling

A Multi-Family Dwelling is a building of a permanent character which is designed or used for residential occupancy or two or more families. This housing designation may include, duplexes, triplexes, fourplexes, and apartments. The building is typically owned by a single person or agency and rented out to tenants. Each dwelling unit within the structure is occupied by a single housekeeping unit. Multifamily dwelling units are permitted in the R2-MD, R2-HD, and R3 residential zones, the TC commercial zone, and the PDR-LD, PDR-MD, PDR-HD, PDR-NCM, PDC, and PDI zones, and the I&R-MLT Institution zone. Multifamily dwelling units are also permitted in the City's two overlay zones – the Mixed-Use Overlay and the Residential Incentive Overlay.

Accessory Dwelling Unit (ADU)

An ADU is a second dwelling unit established in conjunction with and subordinate to the single-family dwelling unit existing on the property. The ADU may be a studio with no bedroom or contain any number of bedrooms and it may be attached to the single-family dwelling unit or detached and located on the same lot. An ADU may also be referred to as an "accessory apartment", "granny unit", "granny flat", or "in-law apartment". Refer to Costa Mesa City Ordinance 2021-03 for ADU-specific development standards. Accessory dwelling units are permitted in all zones where single-family residential units are also permitted.

Common Interest Development

The City Zoning Code defines Common Interest Developments as containing 2 or more common interest units, which may include, but is not limited to, a community apartment project, rights of exclusive occupancy, a stock cooperative, and/or exclusive occupancy. Common interest developments are permitted in all zones where multifamily developments and units are permitted.

Small Lot Subdivision, Residential

A Small Lot Subdivision refers to a residential development that contains a maximum of 15 detached or townhome style units with no common walls where each unit is independently constructed on an individual parcel. In a small lot subdivision, the land is subdivided into fee simple parcels containing each unit and each individual lot is provided with either a direct access to a public street/alley or an easement access through a recorded subdivision map. Small Lot subdivision projects are permitted in the R2-MD, R2-HD, and R3 residential zones.

Manufactured Housing

Manufactured housing includes detached housing that is built to the National Manufactured Housing Construction and Safety Standards Act of 1974, including structures known as manufactured homes and

mobile homes. A factory-built structure is considered a single-family home and shall be reviewed under the same standards as a site-built structure if it is manufactured under the authority of 42 U.S.C. section 5401 - National Manufactured Housing Construction and Safety Standards Act. Mobile homes are permitted conditionally in the R2-MD, R2-HD, R3 residential zones and PDR-LD, PDR-MD, PDR-HD, PDR-NCM, PDC, and PDI zones.

Boarding House

A Boarding House is a residence or dwelling, other than a hotel, wherein rooms are rented under 2 or more separate written or oral rental agreements, leases, or subleases. The property owner, agent, or rental manager may or may not reside on the property. A small boarding house rents 2 or less rooms, while a large boarding house rents out 3 to 6 rooms. The City of Costa Mesa prohibits boarding houses that rent more than 6 rooms. Small boarding house developments are permitted in all zones where manufactured/mobile homes are permitted, and large boarding house developments are conditionally permit in these zones.

Residential Care Facility

In Costa Mesa, a Residential Care Facility must be licensed by the State to provide care, services, or treatment to persons living in supportive community residential setting. Residential care facilities may include, but may not be limited to: intermediate care facilities for the developmentally disabled; community care facilities; residential care facilities for the elderly; residential care facilities for the chronically ill; alcoholism and drug abuse facilities; pediatric day health and respite care facilities; residential health care facilities, including congregate living health facilities; family care home, foster home, group home for the mentally disordered or otherwise handicapped persons or dependent and neglected children. Residential care facilities are permitted in all residential, planned development, and institutional zones.

Group Homes

A Group Home is a facility that is being used as a supportive living environment for persons who are considered handicapped under state or federal law. A group home operated by a single operator or service provider (whether State licensed or unlicensed) constitutes a single facility, whether the facility occupies one or more dwelling units. Group homes are allowed in all residential zoning districts through a conditional or special use permit. Small group homes are permitted with a special use permit in residential and planned development zones, and they are permitted as a primary use in institutional zones subject to consistency with an adopted Master Plan. Large group homes are conditionally permitted in residential and planned development zones and are permitted as a primary use in the institutional zones subject to consistency with an adopted Master Plan.

Although there are several different housing types outlined in the Zoning Code including group homes, the City's Zoning Code does not exclude group homes or more specifically housing for disabled people from any residential zones in the City. On the contrary, disabled individuals can live in any residential property in the City. The city's code provisions regarding group homes have been upheld by numerous courts in both state and federal court and have been found to be intended to and actually protective of persons with disabilities. Group homes are intended to be integrated into residential communities for the benefit of

both the disabled and the non-disabled. The City's code protects the disabled from being forced to live in multiple adjoining properties clustered together -- institutionalized settings -- in crammed quarters, subject to eviction without warning and left vulnerable and homeless in a City far from their actual homes. It also preserves the very character of residential neighborhoods which make them desirable places to live, by preventing unreasonably increased traffic, noise, parking difficulties, and drug-related activity when residents relapse during the recovery process. The recovery community, including industry associations like Sober Living Network and the National Alliance for Recovery Residences, acknowledged these issues, and recommend that group recovery homes – including sober living homes – adopt model operational standards to ensure proper care of their residents. Costa Mesa's code does exactly that, regulating *operators*, not disabled individuals, and ensuring the disabled safe and appropriate residential environments. Numerous group homes for the disabled, including sober living homes have been approved and operate throughout the City. There is no shortage of options for those seeking to live in a recovery home in low or high density areas of the City. Further, the City does not regulate state licensed homes of six or fewer residents, as that is preempted by state law.

Based on California Health and Human Services (CHHS) data shown below, Costa Mesa has more Certified & Licensed group home facilities (in number and per capita) than the surrounding Orange County jurisdictions. Under the current regulations, there are significant portions of the City that can accommodate additional facilities. Per capita estimates are shown below (based on 2021 US Census population estimates).

- Costa Mesa: 55 Certified and Licensed Facilities (1 per 2,013 residents)
- Newport Beach: 35 Certified and Licensed Facilities (1 per 2,422 residents)
- Huntington Beach: 42 Certified and Licensed Facilities (1 per 2,777 residents)
- Fountain Valley: 16 Certified and Licensed Facilities (1 per 3,530 residents)
- Irvine: 5 Certified and Licensed Facilities (1 per 61,806 residents)
- Santa Ana: 28 Certified and Licensed Facilities (1 per 11,051 residents)

Notwithstanding, the City has included **Program 2P** in the Housing Element to review and consider revisions to its zoning code and application procedures applicable to group homes to promote objectivity and greater approval certainty.

Transitional Housing

. The City originally included Program 2J to address transitional housing. As of March 2026, the City has adopted municipal code revisions to ensure consistency with State law and has completed Program 2J. Specifically, the revisions clarify that transitional and supportive housing are permitted as residential uses and are subject only to the same restrictions that apply to other residential dwellings of the same type in the same zone, consistent with Government Code section 65583(a)(5). Supportive Housing

Supportive Housing includes housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing their ability to live and, when possible, work in the community. Supportive housing that is provided in single family dwelling, multi-family

dwelling units, residential care facilities, or boarding house uses, shall be permitted, conditionally permitted, or prohibited in the same manner as the other single-family dwelling, multi-family dwelling units, residential care facilities, or boarding house uses. The City originally included Program 2J to address transitional and supportive housing. As of April 2026, the City has adopted municipal code revisions to ensure consistency with State law and has completed Program 2J. Specifically, the revisions clarify that supportive housing is permitted by-right in zones where multi-family and mixed-use development is permitted, including non-residential zones where multifamily uses area permitted consistent with Government Code Section 65651(a).

Currently, the city permits supportive housing consistent with the development standards and regulations of the type of unit it is proposed as; for example, if a supportive housing project is proposed as a single-family unit (SFU), it is subject to the same provisions of the identified zone for a single family unit. The City has identified **Program 2J** to update the zoning code to acknowledge supportive housing distinctively in the City's land use matrix, consistent with state law.

Referral Facility

A Referral Facility or a group home may include one or more person who resides there pursuant to a court order or directive from an agency in the criminal justice system. Referral facilities are conditionally permitted in the R2-MD, R2-HD, and R3 residential zones, the PDR-MD, PDR-HD Planned Development zones and the C2 commercial zone.

Single Room Occupancy Residential Hotel (SRO)

An SRO is permitted in certain commercial zones and contains units designed for long-term occupancy by a single person. Double occupancy may be permitted. SROs are conditionally permitted in the C1 and C2 commercial zones.

Emergency Shelter

An emergency shelter provides temporary housing and food for individuals in need or disaster victims. The shelters may be operated by a public or non-profit organization. Emergency shelters are permitted by-right in the PDI Zone. Emergency shelters are also permitted in the MP Zone with approval of a Conditional Use Permit. All emergency shelters are subject to the following development standards (City-owned emergency shelters are exempt from certain provisions):

- The maximum length of stay may not exceed 120 days in a 365-day period.
- Each emergency shelter may have a maximum of 30 beds.
- Off-site parking must be provided at a parking rate of 1 parking space per 4 beds or one 1 space per employee, whichever is higher. In comparison to the Cities of Newport Beach, Huntington Beach, and Irvine, Costa Mesa's emergency shelter parking requirements are lowest and therefore not considered a constraint.
- Stays at an emergency shelter facility shall be limited to the hours of 5:00 p.m. and 8:00 a.m. the following day.
- Nonoperational and unregistered vehicles may not be kept on site.

- Each emergency shelter will provide an interior and exterior waiting area adequate to accommodate waiting clients and to prevent queuing into the public right-of-way. An exterior waiting area must be physically separated and visually screened from the public right-of-way.
- The emergency shelter facility will provide an on-site resident manager on site at all times.
- A minimum distance of 300 feet must be maintained from another emergency shelter. The distance of separation shall be measured in a straight line between the property lines of each use without regard to intervening structures or objects.
- The shelter operator shall provide minimum exterior lighting in compliance with the city's security requirements.
- The shelter operator shall patrol a half-mile radius surrounding the shelter site during hours that the shelter is in operation to ensure that shelter clients and homeless individuals who have been denied access are not congregating in the neighborhood.
- Alcohol and narcotics use, and consumption are prohibited within the facility and on the property.
- An operations plan will be submitted for review and approval by the development services director and police chief prior to operation of the emergency shelter. The plan must include minimum provisions related to on-site security and safety, staff training, loitering control, client eligibility, counseling services, and indoor and outdoor management of the facility.

In April 2021, the City of Costa Mesa completed the construction of its permanent Bridge Shelter within the City. The Costa Mesa City Council purchased the Airway property in March of 2019 and completed $4.5 million worth of capital improvements to convert the 26,000-square-foot industrial warehouse to a 12,000-square-foot 72-bed shelter with a 14,000-square-foot tenant space. The permanent Bridge Shelter was built in coordination with the neighboring City of Newport Beach who made a one-time payment of $1.4 million in capital costs as well as $200,000 in furniture, fixtures, and equipment for the site. Additionally, Newport Beach will provide $1 million annually for 20 set-aside beds.

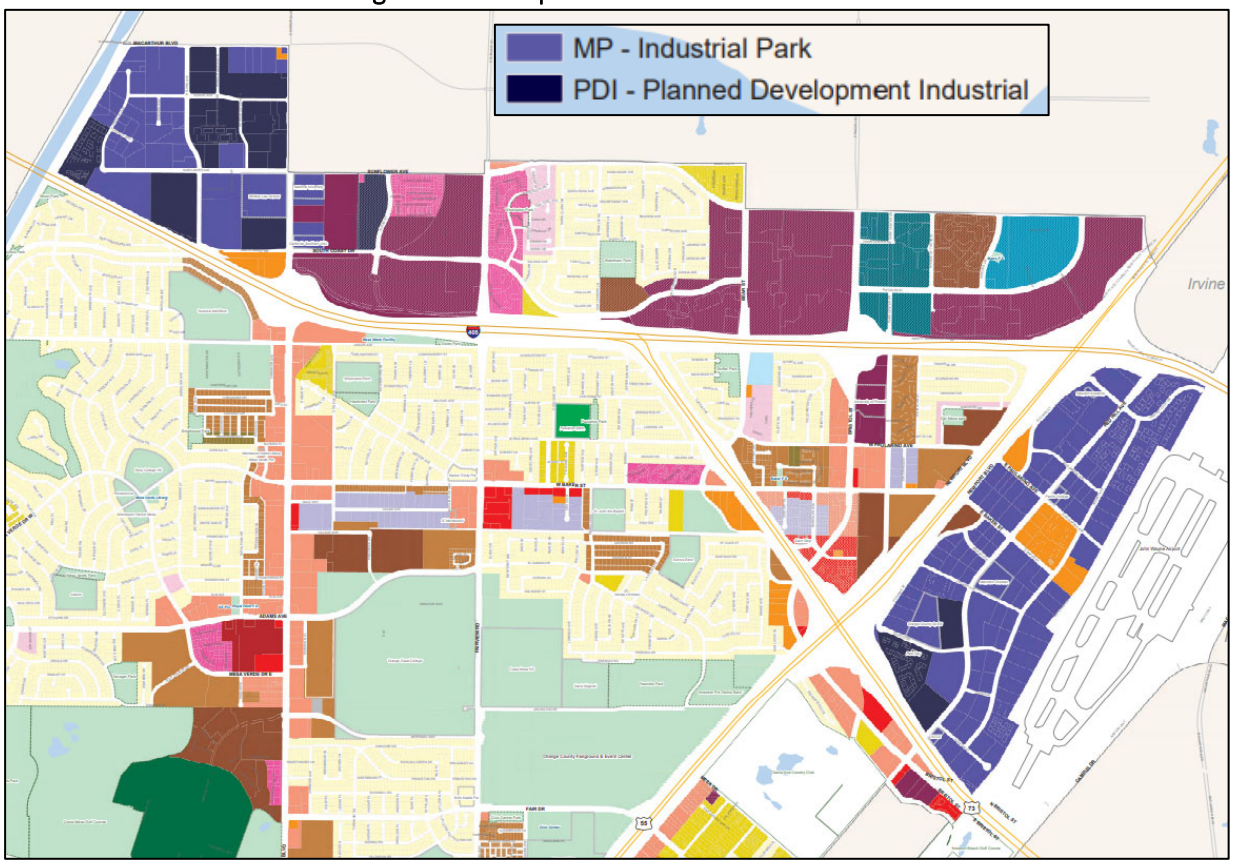
Construction of the Bridge Shelter, as well as the organization and operation of the temporary Bridge Shelter at Lighthouse Church, represent the Costa Mesa's commitment to assisting those residents currently experiencing homelessness. With the shelter in full operation, the City is now able to assist up to 72 residents at one time. This multi-year effort is a tremendous step towards helping to house residents within the City of Costa Mesa who may need assistance and transition to more permanent housing. The City also provides services and assistance to residents of the Bridge Shelter.

In addition, a total of 294 parcels (483.5 total acres and an average parcel size of 1.6 acres) are zoned MP and 150 parcels (168.7 total acres and an average parcel size of 1.1 acres) are zoned PDI which allows for the development of emergency shelters by-right without discretionary approval. Additionally, the Bridge Shelter parcel is approximately 1.3 acres large – which is similar to the average size of other parcels in the MP and PDI zones. These parcels currently include industrial uses such as light manufacturing, warehousing, and logistics centers, office buildings, schools, churches, civic uses and surface parking lots. There are two areas of the City with a mix of PDI and MP zoning – these include the area between John Wayne Airport and the 55 Freeway and the area to the north-west of the City between the 405 Freeway and W MacArthur Boulevard. Parcels located in these PDI and MP zones are all located approximately within a half-mile of a

transit stop. In the area closest to John Wayne Airport, the 71 OCTA line runs through Red Hill Avenue. In the area closest to W MacArthur Boulevard, OCTA lines 43, 76, and 37 run along Harbor Boulevard and W MacArthur Boulevard.

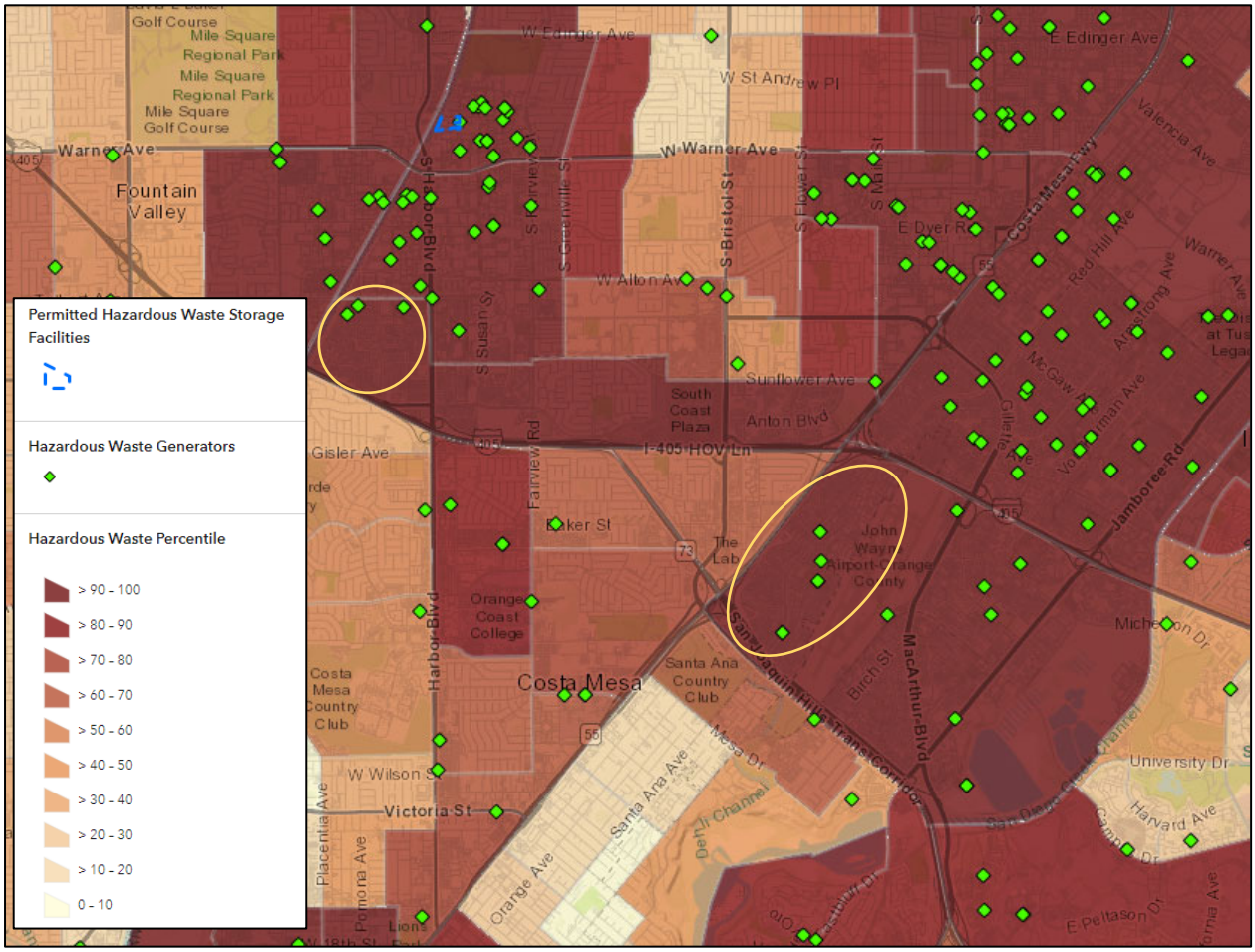
Based on CalEnviroScreen 4.0, there are 3 hazardous waste generators within the MP and PDI zones in the north-west portion of the City and 4 near the north-east portion of the City as shown in **Figure 3-1b**. These generators are light industrial uses and do not create an environment unfit for human habitation. Located in close proximity to the area are existing and new housing units. In fact, residential development is allowed in certain industrial zones in the City pursuant to residential overlay zoning and subject to an adopted master plan. As such, the hazardous waste generators identified by CalEnviroScreen 4.0 do not pose a threat to the development and use of future emergency shelters in the area.

Figure 3-1a: Map of MP Zones in Costa Mesa



Source: City of Costa Mesa, Zoning Code Map.

Figure 3-1b: Map of Hazardous Waste Generators



Source: CalEnviroScreen 4.0, Hazardous Waste.

Farmworker Housing

California Health and Safety Code Sections 17021.5 and 17021.6 require agricultural employee housing to be permitted by-right, without a conditional use permit (CUP), in single-family zones for six or fewer persons and in agricultural zones with no more than 12 units or 36 beds. The City has completed Program 2H identified in **Chapter 4: Housing Plan** ensuring the City's development standards allow Farmworker Housing by-right, without a CUP, in single-family zones for six or fewer persons. In March 2026, the City amended the Zoning Code to allow Farmworker housing, also known as employee housing consistent with California Health and Safety Code Sections 17021.5 and 17021.6.

Low Barrier Navigation Centers (LBNC)

AB 101 states that "Low Barrier Navigation Center developments are essential tools for alleviating the homelessness crisis in this state." Low Barrier Navigation Centers are defined as a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. Low Barrier Navigation Centers are required as a use by right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified

requirements. The City has completed Program 4E in **Chapter 4: Housing Plan** to ensure the City's development standards allow Low Barrier Navigation Centers by-right in all zones that permit mixed-uses and non-residential uses. Specifically, in March 2026, the City amended the Zoning Code to allow LBNC consistent with AB 101 (2019).

5. Planned Development

The intent and purposed of Planned Developments are to provide a method by which appropriately located areas of the City can be developed utilizing more imaginative and innovative planning concepts than would be possible through strict application of existing zoning and subdivision regulations. It is intended that these developments will meet the broader goals of the General Plan and Zoning Code by exhibiting excellence in design, site planning, integration of uses and structures, and protection of the integrity of neighboring developments. Additional standards for PDs may be found in Chapter V. Article 6 of the City's Zoning Code.

All PDs require approval through a Master Plan and must be reviewed and approved by the Planning Commission. The following provides the process by which PDs may be reviewed:

Preliminary Master Plan: a preliminary master plan may be processed in advance of the master plan to determine the general location, type, and intensities of uses proposed in large scale planned developments prior to the preparation and submittal or more detailed development plans. Preliminary master plans may also be used as conceptual plans for long-term or phased PDs.

Upon approval of the preliminary master plan, development plans for individual components or phases of the PD are required and will be processed according to the provisions for master plans. Subsequent plans must be consistent with the parameters and general allocation and intensity of uses of the approved preliminary master plan. At the time of approval of the preliminary master plan, the Planning Commission may determine that subsequent development plans may be approved by the Zoning Administrator. In such cases, development plans will be forwarded by the Zoning Administrator, upon an appeal filed or upon motion by the Planning Commission or City Council.

Amendments to the Master Plan: Minor changes in the location, siting or character of buildings and structures may be authorized by the planning division if required by engineering specifications or other circumstances not foreseen at the time the master plan was approved. No change authorized under this section may cause any of the following:

- A change in the use of character of the development;
- An increase in the overall density of the development;
- An increase in overall coverage of structures;
- A reduction or change in character of approved open space;
- A reduction of required off-street parking;
- A detrimental alteration to the pedestrian, vehicular and bicycle circulation, and utility networks; or
- A reduction in required street pavement widths.

Major changes involving substantial amendments to the master plan encompassing one or more of the minor changes listed above, or any other proposed change determined by the Development Services Director as a major amendment, shall be subject to review and approval by the Zoning Administrator. If the major amendment results in an overall building square footage that exceeds the maximum density or building square footage allowed by the approved master plan, the Zoning Administrator must find that the major amendment is consistent with the density, floor area ratio, and trip budget standards established by the general plan, as applicable.

Minor Additions to an Existing PD:

- *Residential buildings—Single-story additions*: Minor single-story additions to existing residential buildings not meeting the criteria below may be approved by a Minor Modification application if the Planning Division finds that the proposed construction does not materially affect the required open space, site coverage, or parking of the PD.
- *Unenclosed patio covers*: Unenclosed patio covers in planned development residential zones, which meet the setback criteria may be approved by the Planning Division:
- *Enclosed patios and room additions*: Enclosed patios and room additions may be permitted pursuant to the parameters for such additions established in the master plan. In cases where the master plan does not include criteria for future enclosed patios and/or room additions, the addition may be permitted if the required open space percentage is met on the affected lot and the addition meets the setbacks established for patio covers with the exception of small lot developments.
- *Residential buildings—Second story additions*: In cases where the master plan does not include criteria for future second-story additions, the planning division may approve any proposed second-story addition that meets the setback standards.
- *Nonresidential buildings*: Minor additions to existing nonresidential buildings may be approved by Development Review if the Planning Division finds that the proposed construction does not materially affect required open space, floor area ratio, and parking requirements specified in the approved master plan. If the minor addition results in an overall building square footage that exceeds the maximum building square footage allowed by the approved master plan, the Planning Division must find that the minor addition is consistent with the floor area ratio and trip budget standards established by the general plan, as applicable.

Site Design Concept

To maintain similar development designs and intensities within the different residential zones in the Costa Mesa, the City encourages the following standards and housing types:

Low-Density Zone: Small-lot, single-family detached residential developments including clustered development, zero lot line development and conventional development are appropriate.

Medium-Density and High-Density Zone, and North Costa Mesa Zones: Single- and multi-family residential developments containing any type or mixture of housing units, either attached or detached, including but

not limited to, clustered development, townhouses, patio homes, detached houses, duplexes, garden apartments, and high-rise apartments or common interest developments are appropriate.

As a Complementary Use: nonresidential use of a religious, educational, or recreational nature may be allowed if the planning commission finds the use to be compatible with the PD residential project.

As a Complementary Use in PDR-MD, PDR-HD, PDR-NCM Zones: nonresidential uses of a commercial nature may be allowed if the Planning Commission finds the uses to be compatible with the PD residential project and if the FAR does not exceed that established for the Neighborhood Commercial General Plan Land Use designation.

6. Growth Management Measures

Measure Y:

Growth management measures allow cities to grow in a responsibly and orderly manner, however, if overly restrictive, these measures can produce constraints to the development of housing, specifically affordable and accessible housing.

In 2016, residents of Costa Mesa voted to pass Measure Y: An Initiative to Require Voter Approval on Certain Development Projects. The Measure amended the Costa Mesa Municipal Code to require voter approval of any projects involving certain legislative actions (i.e. projects that amend, change, or replace the General Plan, the Zoning Code, a specific plan, or an overlay plan) which:

- Add 40 or more dwelling units;
- Generates more than 200 additional average daily trips (ADT);
- Increases the volume/capacity of an intersection based on specified formulas;
- Changes the intersection capacity utilization or level of service (LOS) based on specified formulas;
- Adds 10,000 square feet of retail, office, or other nonresidential uses; and/or
- Where the proposed project, combined with other projects within 8 years and a half-mile of each other, meet the above criteria.

Voter approval is also required for projects involving the above listed legislative actions which involve:

- Changes from public uses to private uses under special circumstances;
- Land designated as utility right-of-way under specified circumstances;
- Land donated, bequeathed, or otherwise granted to the City;
- Land used or designated for Costa Mesa school property; and/or
- Land owned, controlled, or managed by the City.

Any of these proposed changes as listed above are required to be approved by the Costa Mesa voters through a special or general election after the City Council has approved the project. Applicants may choose to put their project on a General Election which could result in timing delays to the project as those typically only occur in June and November of even numbered years or may pay for a Special Election to occur. Special Elections typically cost approximately $200,000, a cost which must be paid for by the developer. This can

be a significant capital investment that may return uncertain election results (even if a project is approved by the City Council through an entitlement process). This process may discourage developers from pursuing housing development projects and particularly affordable housing projects.

The precise impact on development projects depends heavily on the type of project, number of residential units, and funding sources. The City has not had a project go through the entire Measure Y process to date. While the exact cost and impact is not known, it can be assumed based on the analysis above that the Measure Y process adds time to the entitlement schedule and potentially additional costs if a Special Election is required. Program 3G discusses specific actions the City will take to address Measure Y in the context of the Housing Element and making sites available to accommodate the City's RHNA.

Measure K:

In 2022, Costa Mesa voters approved Measure K, which authorized the City to update zoning for certain commercial, industrial, and mixed-use areas to allow additional residential and mixed-use development while minimizing impacts on existing residential neighborhoods. The City is implementing Measure K through updates to the Mixed-Use Overlay District (MUOD). This effort not only supports rezoning of Housing Element sites needed to accommodate the RHNA but also expands residential development opportunities to additional Measure K sites beyond the Housing Element inventory. As a result, the City is taking a broader, proactive approach to facilitating housing production and creating residential capacity beyond the minimum RHNA obligation.

7. Specific Plans

The purpose of a Specific Plan is to implement the goals and objectives of a city's General Plan in a more focused and detailed manner that is area and project specific. The Specific Plan promotes an enhanced aesthetic level throughout the project/community. Specific Plans can contain their own development standards and requirements that may be more restrictive than those defined for a city as a whole.

East 17th Street Specific Plan

The East 17th Street Specific Plan encompasses approximately 33 acres along 17th Street, east of Santa Ana Avenue and west of Irvine Avenue. The area is designated for General Commercial by the General Plan Land Use Element and contains a mix of office and commercial uses.

The intent and purpose of the specific plan is to provide a good transition to neighboring residential areas by alleviating the problems generated by the proximity of commercial and residential uses in the area. In order to do this, the City adopted the following development standards:

- Properties on the south side of the 400 block of the Specific Plan area must maintain a 10-foot landscape buffer and properties on the north side of the 400 block must maintain a 5-foot landscape buffer.
- A Conditional Use Permit is required to permit any development over 2 stories / 30 feet. Developments over 4 stories are prohibited.

Newport Boulevard Specific Plan

The Newport Boulevard Specific Plan was prepared in order to address the development issues that resulted from the completion of the Costa Mesa Freeway. The intent and purpose of this specific plan is to encourage viable commercial businesses along Newport Boulevard, as well as to encourage marginal uses to redevelop. The Newport Boulevard Specific Plan added the "Commercial-Residential" land use designation to allow for a mix of residential and commercial zoning, which would otherwise only occur in Planned Development zoning districts. Maximum residential density ranges from 12 units to 17.4 units per acre through the specific plan area; Table 3-6 below provides the permitted densities.

The Commercial-Residential land use designation is intended to allow commercial uses which serve and complement the residential neighborhoods to the east and within the specific plan. Appropriate uses include markets, drug stores, retail shops, financial institutions, service establishments and support office uses. Single room occupancy hotels are also permitted in this area. The location of these uses near residential neighborhoods is further intended to reduce the need for longer vehicle trips to areas of more intense commercial activity in order to obtain goods or services.

Table 3-6: Permitted Residential Density

Lot Size	Street Frontage	Allowable Density
40,000 square feet	120 feet	1 unit/ 3,630 square feet (Medium density at 12 units per acre)
60,000 square feet	150 feet	1 unit/ 3,000 square feet (High density at 14.5 units per acre)
80,000 square feet	180 feet	1 unit/2,500 square feet (High density at 17.4 units per acre)

Source: Newport Boulevard Specific Plan SP-96-01 (1996)

North Costa Mesa Specific Plan

The North Costa Mesa Specific Plan encompasses 423 acres north of the San Diego Freeway and was adopted in 1994 and last updated in 2016. A specific plan was developed to set standards and strategies for the development of two large areas of undeveloped land in this area. The intent of the specific plan is to implement the policies of the General Plan in a manner that seamlessly integrates a variety of uses and considers the impact of new development on surrounding areas.

Table 3-7 provides the permitted land uses and densities within the specific plan areas, and Table 3-8 provides the maximum building heights allowed.

Table 3-7: Permitted Land Uses and Development Standards				
Land Use Designation	**Typical Uses**	**Zoning Districts**	**Residential Density**	**FAR**
Low Density Residential	Single family detached and attached units, granny units, accessory apartments, family day care	R1, PDR-LD, I&R	≤ 8 units per acre	0.15 high traffic 0.25 moderate traffic 0.35 low traffic
Medium Density Residential	Single-family attached units, multiple family units, senior congregate care facilities, convalescent hospitals, and group residential homes. Ancillary commercial uses are permitted the planned development zones.	R1, R2-MD, PDR-MD, MU, I&R	≤ 12 units per ace	0.15 high traffic 0.25 moderate traffic 0.35 low traffic
High Density Residential	Multiple family units, senior congregate care facilities, convalescent hospitals and group residential homes. Ancillary commercial uses are permitted in the planned development zones.	R2-HD, R3, PDR-HD, PDR-NCM, MU, I&R	≤ 20 units per acre (except the density in PDR-NCM zone is 25-35 units per acre)	0.15 high traffic 0.25 moderate traffic 0.35 low traffic
Commercial Center [(1)]	Major shopping, service, and office facilities designated serve city-wide and regional markets.	C1, C2, C1-S, PDC, AP, P, CL	≤ 20 units per acre	0.25 high traffic 0.35 moderate traffic 0.45 low traffic 0.75 very low traffic
Regional Commercial	Regional scale uses including major department stores, specialty retail outlets, restaurants, offices, and hotels.	PDC	≤ 20 units per acre	0.652 South Coast Plaza (east of Bear Street) 0.89 South Coast Plaza (west of Bear Street)
Urban Center Commercial	Intensively developed mixed commercial including offices, retail shops, restaurants, and hotels. Residential uses are also permitted pursuant to the North Costa Mesa Specific Plan	PDC, TC	≤ 20 units per acre	See Note 2.
Industrial Park	Wide variety of industrial and compatible office and support commercial uses.	MP, POI, CL	≤ 20 units per acre	0.20 high traffic 0.30 moderate traffic 0.40 low traffic 0.75 very low traffic

Notes:
(1) Home Ranch has a site-specific FAR: 0.37 for the IKEA portion of the project and 0.64 for the office portion
(2) South Coast Metro Center (Area 6) has a site- specific FAR of 0.79. Sakioka Lot 2 (Area 8) has a maximum site- specific FAR of 1.0.
Source: North Costa Mesa Specific Plan (2016)

Table 3-8: Maximum Building Height – North Costa Mesa Specific Plan	
Sub-Are	**Max. Building Height**
Area 1 – Home Ranch	Varies [1]
Area 2 – Metro Pointe	30 feet / 2 stories [2][3] (North of South Coast Drive) 90 feet / 6 stories [2][3] (South of South Coast Drive)
Area 3 – South Coast Plaza and Crystal Court	85 feet / 4 stories
Area 4 – SCP Town Center	315 feet / 25 stories [2]
Area 5 – The Lakes	90 feet / 6 stories [2] (Mid-Rise Residential) 280 feet / 26 stories [2] (High-Rise Residential)
Area 6 – South Coast Metro	Varies [2][4]
Area 7 – Sakioka Lot 1	60 feet / 4 stories [4]
Area 8 – Sakioka Lot 2	60 feet / 4 stories [2][4] 180 feet / 12 stories [2][4]
Notes: (1) See North Costa Mesa Specific Plan. (2) Buildings above 173 feet in height will require a determination of no hazard by the FAA. (3) Current development agreement allows buildings up to 15 stories. (4) Buildings which encroach into the setback for Anton Blvd. and/or Sakioka Dr. cannot exceed 30 feet (approx. 2 stories) within the setback area. *Source: North Costa Mesa Specific Plan (2016)*	

Costa Mesa Theater and Arts District Plan

The Costa Mesa Theater and Art District includes 54 acres of land located east of Bristol Street, south of Sunflower Avenue, west of Avenue of the Arts, and north of the San Diego Freeway. The specific plan area includes high-rise office buildings, cultural facilities, hotels, restaurants, and other commercial uses; it neighbors high-density residential developments. The goals of the plan are to:

- Create a strong sense of place and awareness of a coherent identity for the Costa Mesa Theater and Arts District that will recognize existing cultural and corporate resources in the area and successfully integrate new resources as they are developed.
- Assist pedestrians and vehicle operators in reaching their destinations quickly and easily, and, once they are in the area, make information available that highlights additional points of attraction throughout the district.
- Inform local, regional, national, and international communities about the Costa Mesa Theater and Arts District.
- Support occasional programs and installations in the Costa Mesa Theater and arts District that will recognize the importance of culture and the arts in daily life.

- Encourage appropriate interplay between policies that apply particularly to the Costa Mesa Theater Arts District and those policies that evolve in the City of Costa Mesa to serve regional needs.
- Improve communication and cooperation among area property owners in monitoring and fostering design and development within the district.

8. Housing for Persons with Disabilities

Both the Federal Fair Housing Amendment Act (FHAA) and the California Fair Employment and Housing Act require governments to make reasonable accommodations (that is, modifications or exceptions) in their zoning laws and other land use regulations to afford disabled persons an equal opportunity to housing. State law also requires cities to analyze potential and actual constraints to the development, maintenance, and improvement of housing for persons with disabilities.

The Housing Element Update must also include programs that remove constraints or provide reasonable accommodations for housing designed for persons with disabilities. The analysis of constraints must touch upon each of three general categories: 1) zoning/land use; 2) permit and processing procedures; and 3) building codes and other factors, including design, location, and discrimination, which could limit the availability of housing for disabled persons.

Reasonable Accommodation

Reasonable accommodation in the land use and zoning context means providing individuals with disabilities or developers of housing for people with disabilities, flexibility in the application of land use and zoning and building regulations, policies, practices, and procedures, or even waiving certain requirements, when it is necessary to eliminate barriers to housing opportunities. For example, it may be reasonable to accommodate requests from persons with disabilities to waive a setback requirement or other standard of the Zoning Code to ensure that homes are accessible for the mobility impaired. Whether a particular modification is reasonable depends on the circumstances.

The Reasonable Accommodations Chapter of the City of Costa Mesa's Municipal Code identifies the applicability and procedures needed to obtain relief from a Zoning Code provision, regulation, policy, or condition which may cause a barrier to equal opportunity for housing. This regulation applies to any person seeking approval to construct and/or modify residential housing for persons(s) with disabilities, and/or operate a residential care facility, group home, or referral facility, which will substantially serve persons with disabilities.

An application for a reasonable accommodation must be submitted to the City of Costa Mesa's Planning Division and requires approval by the Development Services Director within 60 days of the application being deemed complete. A denied application may be appealed to the Planning Commission and is subject to the notice, review, approval, and appeal procedures prescribed for any other discretionary permit. There are no fees associated with the application and it must include:

- The Zoning Code provision, regulation, policy, or condition from which accommodation is being requested;

- The basis for the claim that the individuals are considered disabled under state or federal law, and why the accommodation is necessary to provide equal opportunity for housing and to make the specific housing available to the individual;
- Any other information that the Director reasonably determines is necessary for evaluating the request;
- Documentation that the applicant is either an individual with a disability, applying on behalf of one or more individuals with a disability, or a developer or provider of housing for one or more individuals with a disability;
- The specific exception or modification to the zoning code provision, policy, or practices requested;
- Documentation that the specific exception or modification requested by the applicant is necessary to provide one or more individuals with a disability an equal opportunity to use and enjoy the residence; and
- Any other information that the hearing officer reasonably concludes is necessary to determine whether the grounds for reasonable accommodation can be made, so long as any request for information regarding the disability of the individual(s) benefited complies with fair housing law protections and the privacy rights of the individual(s) affected.

The following factors are considered during the review of the application:

- Is the requested accommodation necessary to afford a disabled person an equal opportunity to use and enjoy a dwelling? To determine whether the accommodation is necessary, the director may consider, among other things: The nature of the disability including the special needs created by the disability, the physical attributes and setting of the property and structures, the potential benefit that can be accomplished by the requested accommodation, and alternative accommodations that may provide a comparable level of benefit.
- Is the requested accommodation reasonable? A requested accommodation is not reasonable if it would impose an undue financial or administrative burden on the City. It is also not reasonable if it would fundamentally alter a City program, such as the City's zoning scheme.
    - In considering the financial or administrative burden on the City, the director may consider, among other things, the extent to which the City would have to dedicate resources, such as staff time and funds, to grant the request and other requests like it.
    - In considering the potential alteration to a City program, such as the City's zoning scheme, the director may consider, among other things, whether granting the request would be consistent with the City's General Plan, with the purpose and nature of the particular zoning district, and with nearby uses. The director may also consider whether the requested accommodation would potentially have adverse external impacts on properties in the vicinity.

The inherent constraints of any reasonable accommodation process are that the accommodation must be both "reasonable" and "necessary." Each of these concepts are unavoidably subjective in some ways and entail a highly specific inquiry into a particular, typically unique, set of circumstances. Impacts to individuals and properties in the vicinity of any requested deviation from standards is a routine and appropriate factor to review in determining whether a particular accommodation requested is reasonable under all the

circumstances presented. The City has established Program 2N and has committed to as a primary objective to review and revise the "Reasonable Accommodation" procedure to promote access to housing for persons with disabilities, address potential constraints and establish potential objective standards. The revisions will also provide applicant guidance and amend as necessary to promote greater certainty on how approval findings will be implemented. Importantly, any revisions will be consistent with the requirements of State law, and to consider public comments to determine whether revisions can be made to minimize constraints in the process. In April 2026, the City approved amendments to its "Reasonable Accommodations" findings and procedures to promote access to housing for persons with disabilities, address potential constraints and establish greater certainty in approval findings.

Definition of Family

Under the right of privacy, the California Constitution prohibits a restrictive definition of "family" which limits the number of unrelated persons and differentiates between related and unrelated individuals living together. The City of Costa Mesa's Municipal Code defines the term "family" as one or more persons occupying one dwelling unit and living together as a single housekeeping unit. The City also defines a "single housekeeping unit" as occupants which have established ties and familiarity with each other, jointly use common areas, interact with each other, share meals, household activities, and expenses and responsibilities. Membership in the single housekeeping unit must be fairly stable as opposed to transient, the members have some control over who becomes a member of the household, and the residential activities of the household are conducted on a nonprofit basis. The City also includes that there is a rebuttable presumption that integral facilities do not constitute single housekeeping units.

The City's Municipal Code provides the following indicators that a household is not operating a single housekeeping unit:

- The occupants do not share a lease agreement or ownership of the property;
- Members of the household have separate, private entrances from other members;
- Members of the household have locks on their bedroom doors; and/or
- Members of the household have separate food storage facilities, such as separate refrigerators.

The Courts have clearly distinguished between single housekeeping units and those of a more transient nature, such as boarding homes, motels, etc. The City's code does not restrict single housekeeping units to those who are related, but does properly define a single housekeeping unit consistently with the law. State zoning law allows the city to establish zones of different residential density, such as R-1 (single family residential), R-2 (two unit/family residential), multi-family, mixed use, etc. The City's definition of family does not touch on whether the members are disabled or not, is not based on and is not intended to discriminate against any based on different levels of ability or disability. The City has added Program 2O to review and revised the definition of single-housekeeping unit (which is language within the definition of family) to provide greater flexibility in consideration of accommodating a variety of household situations for related and unrelated individuals living together.

9. Development Fees

Residential developers are subject to a variety of fees and exactions to process permits and provide necessary services and facilities as allowed by State law. Development fees can be a constraint to the maintenance, improvement, and development of housing because the added costs for developers results in higher housing unit costs. Development fees are, however, necessary to provide planning and public services. Table 3-9 provides the planning processing fees and Table 3-10 provides the engineering fees.

Table 3-9: Planning Processing Fees

Review Process			Fee
ABC License Review			$500
Administrative Adjustment			$3,800
Address / Address Change			$200
Appeal	Planning Commission Decision	Located within 500 ft. of project site	$1,220
		Located greater than 500 ft. of project site	$3,825
	Non-Planning Commission Decision	Located within 500 ft. of project site	$690
		Located greater than 500 ft. of project site	$3,825
Banner Permit			$25
CC&Rs Review			$1,000
Certificate of Appropriateness			$7,500
Certificate of Compliance			$1,500
Conditional Use Permit			$7,500
Conditional Use Permit – Measure X			$27,508
Density Bonus Review			$12,000
Design Review	Minor		$1,500
	Major		$3,800
Designating a Cultural Resource			No fee
Development Agreement			Time and materials with $20,000 min. deposit
Development Agreement Annual Review	Planning Commission Review		$1,425
	City Council Review		$1,875
Development Review (Staff)			$1,500
Environmental Review / CEQA			Total consultant contract estimates plus 10%
Flood Zone Determination Letter			$250
Gate Permits			$500
General Plan Amendment Screening			$5,000
General Plan Amendment			$12,000
Home Occupation Permit (Planning Review)			$100
Land Use Restriction			$500
Lot Line Adjustment			$1,500

Table 3-9: Planning Processing Fees			
Review Process			Fee
Master Plan			$9,000
Master Plan Amendment	Minor Change		$1,250
	Minor Amendment		$6,000
	Major Amendment		$7,500
Minor Modification			$500
Minor Conditional Use Permit			$3,800
Minor Design Review			$1,500
Mixed-Use Development Plan Screening			$5,000
Mobile Home Park Applications	Mobile Home Park Conversion		$7,500
	Tenant Relocation (Staff Review)		$5,000
	Tenant Relocation (Third Party Review)		Total consultant contract estimates plus 10%
Off-Site Hazardous Waste Facility	Notice of Intent		$5,000
	Conditional Use Permit		$12,000
	Local Assessment Committee (Formation and Convening)		$5,000
Planned Signing Program			$1,500
Plan Check		Commercial	$250
		Industrial	$250
		Residential – Minor, 4 or Less	$250
		Residential – Major, 5 or More	$500
		Landscape Plan Only	$500
Pre-Application Review			$1,500
Public Entertainment Permit			$1,500
Public Notice (500-Foot Radius and Newspaper Publishing)			$1.00 per mailing address plus publishing costs
Reasonable Accommodation			No fee
Renewal/Time Extension		Director Action	$500
		Zoning Administrator Action	$2,500
		Planning Commission Action	$3,800
Residential and Non-Residential Common Interest Development Conversion			$7,500 plus $115 per unit for required building inspection
Rezone			$10,000
Second-Story Notification			$500
Shared Parking Approval			$500
Small Cell Facility Encroachment Permit – Planning Review			$1,000
Special Use Permit			$5,500
Specific Plan / Amendment			$12,000
Specific Plan Conformity Review			$9,000
Tentative Tract Map			$6,000
Tentative Parcel Map			$3,800

Table 3-9: Planning Processing Fees	
Review Process	**Fee**
Tree Removal Review / Tree Replacement Plan	$500
Urban Master Plan Screening	$10,000
Use Determination Letter	$500
Variance	$7,500
Zoning Verification Letter	$250
Source: City of Costa Mesa Planning Processing Fee Schedule (2019)	

Table 3-10: Engineering Fees	
Type	**Fee**
Drainage Fee	$6,283 - $11,309 per acre + storm drain upgrade
Final Map Check Fee	$90/hour
Off-Site Plan Check	$90/hour
Street Improvement Plan Check Fee	$90/hour
Deposit/bond – Off-Site Work	Twice the amount of the cost estimate of off-site work
Construction Access Permit	$230
Curb and Gutter Permit	$365
Driveway Approach	$425
Sidewalk Approach	$380
Wheelchair Ramp	$365
Public Right-of-Way Inspection	$125/hour
Source: City of Costa Mesa Development Fees (2019)	

The City of Costa Mesa assesses impact fees on a project-by-project basis, taking into account the number of units proposed in the development and the impact these units may have on the local school district, parkland, circulation in the area, and sewage and water infrastructure. **Table 3-11** provides the development impact fees as they relate to the development of housing in Costa Mesa.

Table 3-11: Development Impact Fees	
Use	**Fee**
Newport-Mesa Unified School District	
Residential Developer Fees	$1.84 per sq.ft. (additions under 500 sq.ft. may be exempt)
Transportation	
Low Density Residential (9.41 ADT)	$235 per net trip
Medium Density Residential (7.5 ADT)	$235 per net trip
High Density Residential (6.85 ADT)	$235 per net trip
Parkland	
Single-Family Residential	$13,572 per dwelling unit
Multi-Family Residential	$13,829 per dwelling unit
Apartment	$5,000 per dwelling unit
Costa Mesa Sanitary District	
Small New Development Plan Check	$420

Table 3-11: Development Impact Fees		
Use		**Fee**
Large New Development Plan Check		$1,260
Single Family Residential	1 Bedroom	$3,083
	2 Bedrooms	$4,029
	3 bedrooms	$4,973
	4 Bedrooms	$5,918
	5+ Bedrooms	$6,912
Multi-Family Residential	Studio	$1,591
	1 Bedroom	$2,486
	2 Bedrooms	$3,482
	3 bedrooms	$4,426
	4+ Bedrooms	$5,371
San Juaquin Hill Trans. Corridor Agency		
Single-Family Residential		$4,448 per dwelling unit
Multi-Family Residential		$2,595 per dwelling unit
Mesa Water District		
Service Establishment Fee		$20/account
Sources: City of Costa Mesa and Other Agencies Development Fees (2019) *Newport-Mesa Unified School District Developer Fees* *CMSD Sewer Connection Fees (2020)*		

The development fees associated with each project is dependent on the housing type, density, intensity of use, and location. In addition to these direct fees, the total cost of development is contingent on the project meeting the City's policies and standards, as well as the project applicant submitting necessary documents and plans in a timely manner.

The estimated total development and impact fees for a typical single-family residential project, assuming it is not part of a subdivision and is consistent with existing city policies and regulations, can range from $40,069 to $45,069. Estimated total development and impact fees for a typical multi-family residential project with ten units, assuming it is consistent with existing city policies and regulations range from $303,008 to $308,008.

These estimates are illustrative in nature and actual costs are contingent upon unique circumstance inherent in individual development project applications. Considering the cost of land in Costa Mesa, and the International Code Council (ICC) estimates for cost of labor and materials, the combined costs of permits and fees range from approximately 3.98 percent to 4.48 percent of the direct cost of development for a single-family residential project and 4.27 percent to 4.34 percent for a multi-family residential project. Direct costs do not include, landscaping, connection fees, on/off-site improvements, shell construction or amenities. The percentage of development and impact fees charged by the City may be smaller if all direct and indirect costs are included.

10. On-/Off-Site Improvements

Site improvements in the City consist of those typically associated with development for on-site improvements (street frontage improvements, curbs, gutters, sewer/water, and sidewalks), and off-site improvements caused by project impacts (drainage, parks, traffic, schools, and sewer/water). Because residential development cannot take place without the addition of adequate infrastructure, site improvement requirements are considered a regular component of development of housing within the City and may also influence the sale or rental price of housing. The majority of cost associated with on and off-site improvements is undertaken by the City and recovered in the City's development and impact fees.

The Costa Mesa Municipal Code requires that all abutting public rights-of-way must be fully improved to the full extent possible as required through the Master Plan of Highways, adopted specific plans, or applicable code sections as directed by the Public Services Department. On-site improvements may include, but are not limited to, curbs, gutters, sewers/water, sidewalks, and undergrounding utility lines for housing developments with at least five units. For example, a project may be accompanied by a condition to upgrade an existing sidewalk. Larger multi-family residential developments may also be conditioned to improve an intersection as a response to the change in traffic patterns. The required public improvements standards are used to ensure that the existing roadways adjacent to new residential construction maintain or provide the appropriate right-of-way. Street work permits are required to authorize construction in these areas.

On- and off-site improvements in Costa Mesa do not pose a constraint for the development of housing. Although these improvements create an additional cost, they also ensure adequate services and infrastructure for residents and existing uses. In addition, the improvements are site and project specific. A multi-family project may require the addition of a sidewalk at a specific site, while the same project may not in a different location.

Subdivision Improvements

Title 13 Chapter XI of the Costa Mesa Municipal Code establishes on- and off-site improvements required for subdivisions. The Code states that subdividers must agree to improve all land dedicated for streets, highways, public ways, and easements as a condition precedent to acceptance and approval of a final map. The improvements must include grading, surfacing, sidewalks, curbs, gutters, culverts, bridges, storm drains, water mains, and service connections to the property line with cutoff valves, sanitary sewers, and other structures or improvements which may be required by ordinance for the general use of the lot in the subdivision and for local neighborhood traffic and drainage needs.

Subdivision improvements may add development costs for developers. However, these subdivision improvements are consistent with that of neighboring communities. Additionally, all improvements required add to the livability, safety, and resources of future housing units. Such requirements do not pose an unreasonable constraint to development.

11. uilding Codes and Enforcement

The City of Costa Mesa's construction codes are based upon the California Code of Regulations, Title 24 that includes the California Administrative Code, Building Code, Residential Code, Electrical Code, Mechanical Code, Plumbing Code, Energy Code, Historical Building Code, Fire Code, Existing Building Code, Green Building Standards Code, and California Referenced Standards Code. These are considered to be the minimum necessary to protect the public health, safety, and welfare of the City's residents. In compliance with State law, the California Building Standards Code is revised and updated every three (3) years. The newest edition of the California Building Standards Code is the 2019 edition with an effective date of January 1, 2020.

Code enforcement is conducted by the City and is based on systematic enforcement in areas of concern and on a complaint basis throughout the city. The Code Enforcement Division works with property owners and renters to assist in meeting State health and safety codes. The Code Enforcement Division investigates complaints regarding violations of the Costa Mesa Municipal Codes. The City's caseload is complaint-based, and deals with issues such as unpermitted structures, poor property maintenance, debris accumulation, and inappropriate storage of vehicles or materials with the intention and goal of working with the community to help resolve issues through voluntary compliance. On average, there are 1,292 total code enforcement cases generated per year.

12. Local Processing and Permit Procedures

The development community commonly cites the permit processing time as a contributor to the high cost of housing. Depending on the magnitude and complexity of the development proposal, the time that elapses from application submittal to project approval may vary considerably. Factors that can affect the length of development review on a proposed project include the completeness of the development application and the responsiveness of developers to staff comments and requests for information. Approval times are substantially lengthened for projects that are not exempt from the California Environmental Quality Act (CEQA), require rezoning or general plan amendments, or encounter community opposition. Applicants for all permits or reviews are recommended to request a pre-application meeting with the respective department to: confirm City requirements as they apply to the proposed project; review the City's review process, possible project alternatives or revisions; and identify information and materials the City will require with the application, and any necessary technical studies and information relating to the environmental review of the project. In April 2026, the City amended the Planning Applications chapter of the Zoning Code to streamline residential development application reviews. The City replaced the subjective design review process with objective development reviews, established objective design standards for multifamily and mixed-use development, and created a streamlined development review process. One-story residential projects in the R-1, R2-MD, R2-HD, and R3 zones, residential projects that qualify as "permitted by right" under State law, and projects with at least 20 percent of the residential units committed to rates affordable to lower income households are now processed through "Development Review, Streamlined." This ministerial review was designed specifically to expedite housing approvals and facilitate affordable housing development.

All permit applications are first reviewed by City Staff for completeness, and discretionary applications must then receive a recommendation through a staff report prior to a review by the appropriate authority. Various applications may also require public noticing and a public hearing. Table 3-12 identifies the appropriate review process for each planning permit application.

Table 3-12: Planning Application Review Process (March 2026)

Planning Application	Public Notice Required	Public Hearing Required	Recommending Authority	Final Review Authority	Notice of Decision
Streamlined Development Review	No	No	None	Planning Division	No
Development Review	No	No	None	Planning Division	No
Minor Modification					
Lot Line Adjustment	No	No	None	Planning Division	No
Major Modification	Yes	No	None	Zoning Administrator	Yes
Minor Conditional Use Permit					
Minor Design Review					
Planned Signing Program					
Design Review	Yes	Yes	Planning Division	Planning Commission	Yes
Mobile Home Park Conversion					
Common Interest Development Conversion					
Specific Plan Conformity Review					
Tentative Parcel Map					
Tentative Tract Map					
Variance					
Conditional Use Permit	Yes	Yes	Planning Division	Planning Commission (1)	Yes
Density Bonus					
Master Plan					
Master Plan – Preliminary					
Rezone	Yes	Yes	Planning Commission	City Council	No
Local Register of Historic Places	No	No	Planning Commission (2)	City Council	Yes
Certificate of Appropriateness	No	No	Planning Commission (2)	Planning Commission (3)	No

Note:
(1) Except where noted otherwise in the Zoning Code.
(2) Or other commission/committee as designated by the City Council.
Source: City of Costa Mesa Municipal Code Section 13-29. Planning Application Review Process, amended March 2026.

Table 3-13 shows recent projects which received entitlement approval and the date applicants submitted for building permits. As shown, the gap between planning approval and building submittal ranges from about one week to a little over a year. Applicants may submit for building permits directly after the appeal period ends (the appeal period is seven days). Timing of submittals is dependent on applicants and may vary based on unique situations unrelated to City processes.

Table 3-13: Residential Project Entitlements			
Application Reference	Entitlement Approval	Building Permit Submittal	Description
DR-18-13	09/10/2018	06/04/2019 (9 months)	Development Review for the construction of a new two-story residence with an attached two-car garage.
DR-18-07	10/02/2018	10/11/2018 (after end of appeal period)	Development Review for the demolition of an existing single-story residence, and the construction of a new, two-story 2,523 sq. ft.
DR-18-12	10/04/2018	11/02/2018 (1 month)	Development Review for a new, two-story single family residence (3,121 sq. ft.) with 4 bedrooms, 4.5 bathrooms and an attached two-car garage.
DR-18-16	01/07/2019	01/22/2019 (2 weeks)	Development Review for the demolition of an existing attached garage structure and 2nd floor deck, to be replaced with a new garage and 425 sq. ft. master bedroom above. Interior work is limited to the 2nd floor master bedroom only
DR-19-03	06/26/2019	08/24/2020 (1 year 2 months) *	Development Review to construct a new two-story residential unit (ADU) which consists of 1 bed, kitchen, family room, parlor and 2 baths. Total square footage is 1,196 sq. ft. Includes a new three car garage.
* *The COVID-19 may have played a factor in delay of submitted plans. The City also had to adapt to taking in plans electronically.*			

Between 2017 and April 2022, the Planning Commission reviewed a total of 35 projects proposing 152 total housing units. The average entitlement processing for these projects was an average of 175 days from submittal (less than six months) to final entitlement approval with projects typically being approved in one hearing (only seven of the 35 projects had more than one hearing and none of the projects required more than two hearings). The City's entitlement processing fees are flat rate fees, with any costs associated with project delays resulting from the costs associated with holding the land. All but three of the proposed projects received approval. The following details the reasoning behind the denial of the three projects (eight total units):

- PA-16-68 (March 2017): 2-unit Small Lot Subdivision project
  Project did not meet the Residential Design Guidelines and was not compatible with the surrounding properties due to the large mass and scale of structures, lack of open space, and the side entryway design which resulted in a project closed itself off from the neighborhood.
- PA-16-20/ T-18034 (March 2018): Master Plan for 5-unit live/work development
  Proposed Master Plan does not meet the goals of the General Plan, 19 West Urban Plan and the Zoning Code in terms of design, site planning, integration of uses and structures and protection of the integrity of neighboring development. The project did not comply with live/work development standards such as setbacks and parking standards and the deviations from objective Code requirements requested by the applicant would have resulted in a project that was inconsistent with the purpose and intent of the General Plan and Urban Plan for the area.

- PA-18-36/ ZA-18-40 (October 2018): Proposal does not meet minimum lot size development standards; applicant requested a Variance for ADU on an R1 property. Variance findings could not be made. ADU development standards have since been modified to remove minimum lot size requirements.

13. Applicable Residential Entitlement Approval Findings

Indicated below are the applicable approval findings specified in the Costa Mesa Municipal Code for various residential project entitlements. In order to reduce processing time, and set clear application expectations, staff is trained to provide developers and applicants guidance for compliance with satisfying required findings. This guidance comes in the form of preliminary application reviews, creating and distributing residential development hand-outs (such as specific Residential Design Guidelines and FAQs), planning counter discussions, providing applicants with examples of successful project application submittals and various other types of staff/applicant assistance. In addition, the Planning Commission is regularly trained on the importance of adequately evaluating project findings and offerings project design modifications/solutions for project approval when the Commission believes that the findings are not being satisfied. As indicated further in this Section, very few residential projects have been denied in the last five years, which is an indicator of success for the aforementioned staff and Planning Commission residential development efforts.

Conditional Use Permit Findings.

- The proposed development or use is substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area;
- Granting the conditional use permit or minor conditional use permit will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood; and
- Granting the conditional use permit or minor conditional use permit will not allow a use, density or intensity, which is not in accordance with the general plan designation and any applicable specific plan for the property.

Master Plan Findings.

- The master plan meets the broader goals of the general plan, any applicable specific plan, and the Zoning Code by exhibiting excellence in design, site planning, integration of uses and structures and protection of the integrity of neighboring development;
- As applicable to affordable multi-family housing developments, the project complies with the maximum density standards allowed pursuant to the general plan and provides affordable housing to low or very-low income households, as defined by the California Department of Housing and Community Development. The project includes long-term affordability covenants in compliance with state law.

In its analysis, Costa Mesa reviewed the approval findings listed above that are applicable to residential projects and found that some contain language which may be interpreted broadly. For example, the first Master Plan finding requires that projects exhibit excellence in design. The master plan process applies to

specific areas of the City where flexibility in development standards is offered through the master plan process due to unique circumstances in the area and to promote revitalization and flexibility necessary to accommodate differing types of residential development within the city. As it is a process used to modify approved development standards, the City reviews development project Master Plans to promote a high quality of life for future residents at all income levels, as well as compatibility with surrounding development. Further, no project has been denied on the basis of not being able to meet these specific findings. Nevertheless, the City understands that approval findings should be clear to applicants and strives to promote quality development within the community. In an effort to further clarify this process, The City included Program 3S, committing to review and revise required findings. To implement this program, the City has approved amendments to the permit review process, including replacing the design review process with more streamlined review pathways. These amendments allow more projects to be reviewed at the staff level, reduce subjectivity, and provide greater clarity and certainty in the development review process.

C. Infrastructure Constraints

Another factor that may constrain new residential construction is the requirement and cost to provide adequate infrastructure (major and local streets; water and sewer lines; and street lighting) needed to serve new residential development. In most cases, where new infrastructure is required, it is funded by the developer and then dedicated to the City, which is then responsible for its maintenance. Because the cost of these facilities is generally borne by developers, it increases the cost of new construction, with much of that increased cost often "passed on" as part of home rental or sales rates.

1. Water Supply

The Mesa Water District is responsible for providing safe, local, and reliable water to 110,000 customers in Costa Mesa, as well as some parts of Newport Beach and unincorporated areas of Orange County. Mesa Water pumps water from Orange County's groundwater basin, which is located beneath north-central Orange County between Irvine and the Los Angeles County border and from Yorba Linda to the Pacific Ocean. The groundwater basin derives its water from the Santa Ana River and imported water from the Metropolitan Water District of Southern California. Mesa Water does not depend on other water sources, however, water from Northern California and the Colorado River can be imported as necessary.

In addition to Mesa Water District, a small portion of the City to the east, south of the John Wayne Airport, receives its water from the Irvine Ranch Water District (IRWD). Approximately 50 percent of the IRWD water supply is derived from the Orange County Groundwater Basin. The remaining amount comes from recycled water (23 percent) and potable water imported from MWD (27 percent).

2. Water Production

The independent special district pumps, treats, and delivers about 5 billion gallons of drinking water to homes and businesses per year. The system includes 317 miles of pipeline, 7 wells, 2 reservoirs and the

Mesa Water Reliability Facility (MWRF/ "Murph"). The MWRF features 2 deep-water wells, a million-gallon reservoir and nanofiltration technology for water treatment. [1]

3. Water Quality

Mesa Water provides safe, drinking water to the community and is considered the most efficient water provider of the 10 Orange County water districts. The water is naturally filtrated through sand and gravel as the Orange County groundwater basin is replenished from the Santa Ana River. Before it enters the distribution system, the water is treated and disinfected with chloramines, which include chlorine and ammonia. In addition to the groundwater, Mesa Water also uses source water from the MWRF, which is safe to drink prior to treatment but has an amber tint. Nanofiltration technology is used to remove the tint prior to adding it to the water supply. [1]

In the event of an emergency, Mesa Water would be provided with water from the Municipal Water District of Orange County (MWDOC), which sources its water from the State Water Project and the Colorado River. The imported water is filtered at Metropolitan's Diemer and Weymouth Filtration Plants where the water is also disinfected with chloramines.

According to Mesa Water District and the City of Costa Mesa Conservation Element, access to water does pose a constraint to the development of housing in the City. Mesa Water District has adopted and regularly updates an Urban Water Management Plan in order to ensure an adequate supply of water for the following 5 years, and the District continuously maintains the reservoir, water mains, and wells. Through continued community outreach and water conservation strategies, the City and the District are able to conserve more water than before – customers have reduced their water usage by 20 percent since 2015[2].

4. Wastewater

Wastewater includes used water, solids, storm water, surface water, groundwater infiltration, and used water from industrial processes, which flows to a treatment plant. Costa Mesa Sanitary District (CMSD) oversees 224.2 miles of gravity sewer mains and, as of 2019, a total of 47,471 connections to single-family residences, multi-family residences, commercial properties, and industrial properties. The District continuously cleans the collection system and uses closed circuit televising (CCTV) to identify problems and ensure quick maintenance. Twenty (20) sewer pumps are located throughout the collection system to maintain gravity flow and continuously report data to the headquarters. Standby generators and bypass pumps are also used in case of emergency. Wastewater collected by CMSD is sent to and treated at the Orange County Sanitation District (OCSD)[3].

Wastewater does not pose a constraint on the development of housing in the City. Given the sufficient infrastructure, access to services, and continuous maintenance, CMSD is confident it can continue to serve

[1] Mesa Water District
[2] Mesa Water District
[3] Costa Mesa Sanitary District

the Costa Mesa community through the addition of more housing. Furthermore, CMSD has developed a Sewer Management Plan which ensures the District avoids sewage spills and maintains adequate facilities.

5. Fire and Emergency Services

The City of Costa Mesa's Fire & Rescue Department aims to protect life, property, and the environment using highly trained professionals committed to service excellence. Across six fire stations and City Hall, the Department has 94 full-time employees, 84 sworn positions, ten non-sworn positions, and the equivalent of one full-time position with part-time staff to provide 24-hour protection and response to the community's residents, businesses, and visitors. The Costa Mesa Fire & Rescue Department is an "all-risk" and “all-hazard” organization.

Fire Administration Division

The Fire Administration Division provides direction for strategic, operational, and emergency planning through the following:

- Establish policies and procedures;
- Coordinate internal functions of all divisions, programs, and external functions with other City departments and community organizations;
- Develop and manage the budget;
- Coordinate ordering and purchasing;
- Manage the Department's human resources;
- Coordinate additional functions and performs duties as delegated by the City Manager or the City Council;
- Continue to manage and safeguard the City’s rights for local control, including the Emergency Medical Services (EMS) system, as expressly guaranteed by the Health & Safety Code Section 1797.201.

Operations Division

This Division manages Fire, Rescue, and Emergency Medical Services and maintains constant readiness to answer calls for assistance. The Division is tasked with responding to fire, rescue, and environmental emergencies that threaten life, health, and property. The Division also provides fire cause and origin determinations, life and safety inspections, and educational programs. To support these services, the Division offers the following services: emergency planning, communications, training and education, equipment maintenance and repair, supplies, records, and quality control.

Community Risk Reduction Division

This Division works to prevent and reduce risks to the community by enforcing protections standards and fire and life safety codes through fire prevention, planning, and code enforcement. The Department achieves such goals by doing the following:

- Reviewing building construction plans;
- Conducting building construction and business inspections;
- Investigating citizen complaints;

- Monitoring the City's hazardous materials disclosure program as Certified Unified Program Agency (CUPA) liaison to the Orange County Environmental Health Division;
- Providing training to department personnel regarding fire and life safety codes; and
- Assisting professional trades with technical fire code requirements and department public education efforts.

Community risk reduction and fire prevention strategies are critical components for new development projects and throughout the life of the building. During the entitlement and pre-construction phases of a new building or tenant improvement project, the CRR team applies the California Fire Code (CFC) and locally adopted amendments to building and fire system plan review to ensure conformance to state and international standards. Once plans are reviewed and approved and building permits are issued, Fire Protection Specialists perform technical inspections and acceptance tests of fire protection systems and building construction for Fire & Life Safety compliance. After the Certificate of Occupancy is issued for a new building or tenant improvement, Annual Operational Fire Permits are issued based on the hazard of the use, and Company Inspections are conducted to complete emergency response pre-planning operations and verify ongoing compliance with the CFC.

Fire and Emergency Services provide sufficient services which would not cause a strain on the Department's ability to respond to community emergencies. The City recognizes in its General Plan Safety Element that additional emergency services and funding will be required as the population ages and additional residents and employees come to the City; however, this is addressed and maintained in the Safety Element's goals and policies. The existing six facilities are spread out throughout the City in such a way to provide the fastest service possible; the Department aims to respond to at least 80 percent of emergency calls within 5 minutes. In addition, no part of Costa Mesa lies within a State Responsibility Area (SRA), which indicates a fire hazard area, nor the very High Fire Severity Zone[4].

6. Police Services

The Police Department is tasked with protecting life and property while preserving the peace. As of 2020, the department has 215 full-time positions, of which 138 are sworn and 77 are professional staff. Full-time staffing is composed of 13 management positions, 32 supervisory, and 170 line-level positions. Part-time staffing consists of 21.21 full-time equivalents. The department is comprised of three divisions and each division is further split into bureaus and units.

The three divisions are as follows:

- Police Administration
- Police Field Operations
- Police Support Services

Administration Division

The Administration Division is responsible for the department's overall direction and planning with input from other divisions; provides advice to the city manager and the City Council on public safety issues;

[4] Costa Mesa Safety Element

manages the department budget and financial planning; oversees the department's Volunteer Program and Citizens' Academy through the Crime Prevention Unit; maintains and updates the department's policy and procedures manual; coordinates and disseminates information to the media; provides internal investigation services through the Professional Standards Unit; and supervises training and recruitment. Administration is comprised of the following bureaus and units:

- Professional Standards
- Public Affairs & Crime Prevention
- Training & Recruitment
- The Office of Emergency Management (OEM)

Field Operations Division

The Field Operations Division provides public safety services through both geographic-based and community-oriented policing. In January 2008, the Costa Mesa Police Department (CMPD) implemented geographic-based policing, which divided the City into two areas, based upon calls for service and geographical boundaries. Each area is overseen by a lieutenant who is the designated area commander for either Area 1 or Area 2. The area commanders are responsible for the delivery of police services to the communities within the designated geographical area. Field Operations is comprised of three bureaus:

- Patrol Services
- Traffic Safety
- Field Operations Administration

Within the three bureaus, there are various specialized units that provide specific police services. They include Patrol, Traffic Safety, Community Policing Unit, South Coast Plaza Detail, K9 Unit, Reserve Program and Park Rangers.

Support Services Division

The Support Services Division is responsible for specialized investigations and provides essential logistical support services to the Police Department. It is responsible for computer-related activities associated with the 24-hour operation of the City's public safety computer system; and responsible for the research and development of numerous programs, including safety equipment, new laws and regulations, and policy development. Support Services is comprised of the following bureaus:

- Investigative Services Bur
- Records and Evidence
- Telecommunications

The City contracts with G4S Secure Solutions (USA) Inc. for jail services and the City of Huntington Beach for airborne law enforcement services.

D. Environmental Constraints

The City of Costa Mesa contains a variety of natural landscapes and environmental features, which may cause constraints to the development of housing. The City is located approximately one mile from the Pacific Ocean, directly alongside the Santa Ana River, and atop an uplifted mesa. As with most of California

cities, the City of Costa Mesa sits along major fault lines. In total, the City is susceptible to a variety of environmental hazards that could affect housing, including fires, flooding, and geological and seismic hazards. However, the City has analyzed all housing element sites including sites identified as part of the initial housing element submittal and new sites added as part of this current 2026 amendment, and found that no known environmental or other conditions pose a constraint to or preclude development of housing on identified sites during the planning period.

1. Geologic and Seismic Hazards

According to the Costa Mesa Safety Element of the General Plan, geologic risks are defined as those associated with geological hazards such as seismically induced surface rupture, ground shaking, ground failure, tsunamis, seiches and dam failure, and slope instability leading to mudslides, landslides, and subsidence. The specific geological hazards that may affect the development of housing the City are detail below.

2. Mineral Resources

The City is located over portions of the West Newport Oil Field, particularly on the west side. The Safety Element of the General Plan identifies 15 active oil wells located west of Irvine Avenue, east of the City boundary with Huntington Beach, north of 16th Street, and south of Baker Street. Another 132 oil wells exist in the City; however, they are either plugged and abandoned, idle, or buried.

In addition to oil, peat deposits have been found adjacent to the Santa Ana River. While the quantity does not justify extraction, it is an unstable base for construction and requires removal prior to development. This may create a constraint to the development of housing as it creates additional costs to remove the peat deposits.

3. Seismic Hazards

The City of Costa Mesa is located near several active earthquake faults such as the Newport-Inglewood Fault Zone and the San Joaquin Hills Fault Zone, which would prove the most damaging to the City in the event of an earthquake. Other faults such as the San Andreas, Whittier, Elsinore, Palos Verdes, and Puente Hills Faults are located further away and would potentially cause less direct damage to the City's infrastructure, depending on the magnitude of the quake. The Safety Element notes indirect impact to the City resulting from a severe quake of one of these faults, particularly the San Andreas Fault, includes the need to provide aid, an infusion of households seeking housing, and mass care and sheltering services.

The General Plan Safety Element defines ground shaking as resulting from seismic activity which may be intensified depending on the recorded magnitude and duration of the quake, proximity to the ruptured fault, and the presence of deeper soft soils below the ground surface. The Newport-Inglewood Fault runs directly through the City; the largest quake from this fault was in 1933 at a recorded magnitude of 6.3 on the Richter scale. The San Joaquin Hills Fault is located near Huntington Beach and it is estimated a rupture of this blind thrust fault could result in a magnitude 7.3 quake. The third most likely seismic hazard to the City of Costa Mesa is from the San Andreas Fault, which is expected to produce a magnitude 6.8 to 8 quake in the near future. While the fault is located approximately 48 miles from the City, a quake from the fault

may result in simultaneous ruptures of nearby faults. The Safety Element notes a major earthquake occurs on this zone approximately every 145 years; 2002 marked 145 years since the last major rupture.

Given the extent of seismically active areas in California, any new residential structures will face potential hazards. The location of the City of Costa Mesa on relatively flat land improves enable it to provide a safer location for development in comparison to neighboring cities with steep slopes or along the Pacific Ocean. Therefore, seismic activity in Costa Mesa does not create a burden or constraint to the development of housing.

4. Flood Hazards

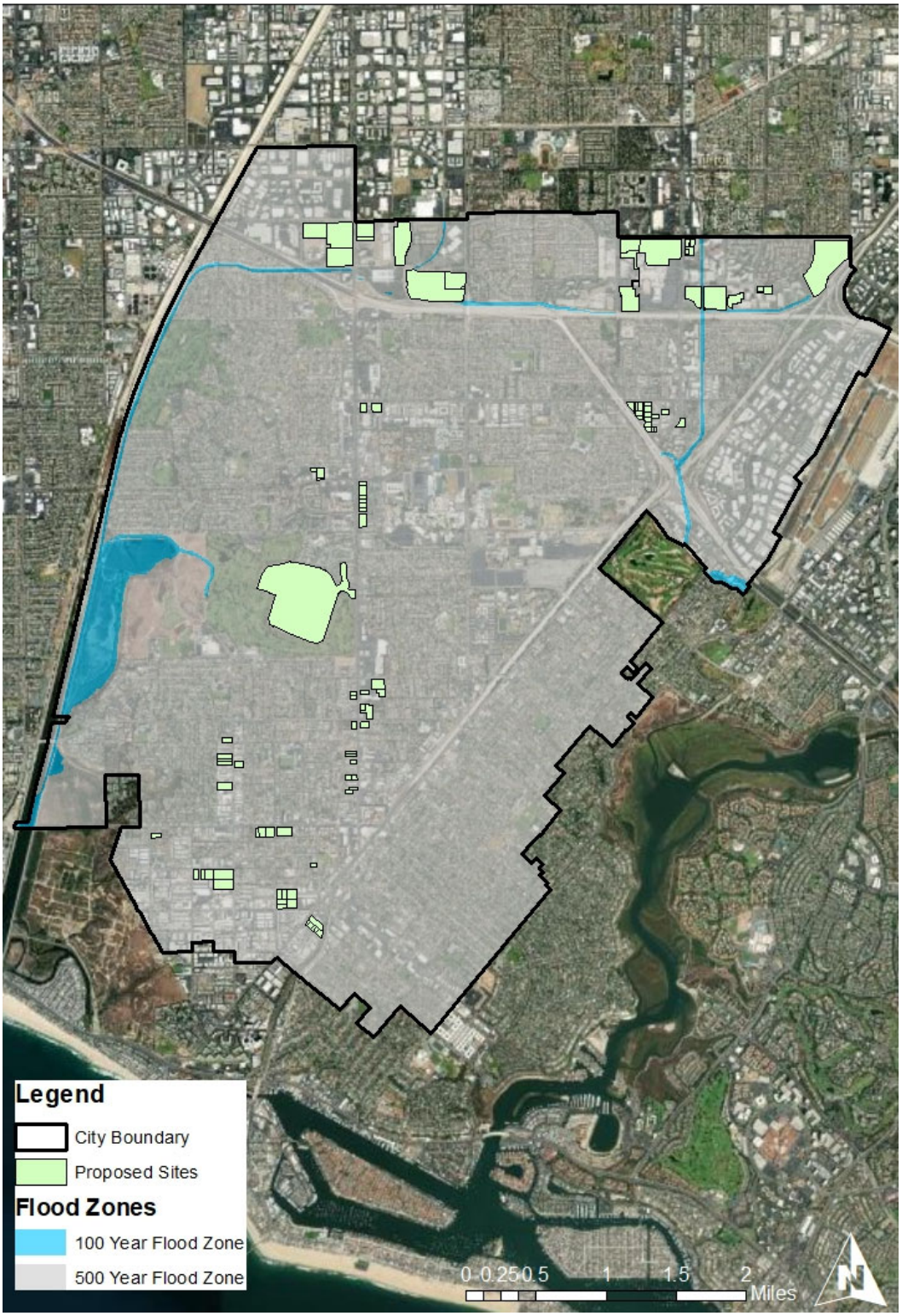
The City of Costa Mesa and surrounding areas are, like most of Southern California, subject to unpredictable seasonal rainfall, and every few years the region is subjected to periods of intense and sustained precipitation that result in flooding. Flooding can be a destructive natural hazard and is a recurring event. A flood is any relatively high streamflow overtopping the natural or artificial banks in any reach of a stream. The City of Costa Mesa's Safety Element Identifies 100-year and 500-year flood zones in the City. Federal Emergency Management Agency (FEMA) flood zones are geographic areas that the FEMA has defined according to varying levels of flood risk. Each zone reflects the severity or type of flooding in the area.[5] The 100-year flood zone are areas with a one percent annual chance of flooding, the 500-year flood zones are areas with a 0.2 percent annual chance of flooding. The City's Safety Element cites 100-year floods as potentially having low impacts on the City with minimal flooding in the channels adjacent to Talbert Nature Preserve. A 500-year flood would pose flooding dangers to the northern and western boundaries of the City.

With increased development, there is also an increase in impervious surfaces, such as asphalt. Water that used to be absorbed into the ground becomes runoff to downstream areas. However, various flood control measures help mitigate flood damage in the City, including reservoirs in the San Joaquin Hills and Santa Ana Mountain foothills, and channel alterations for the Santa Ana River. These structures help regulate flow in the Santa Ana River, San Diego Creek, and smaller streams and hold back some of the flow during intense rainfall period that could otherwise overwhelm the storm drain system in Costa Mesa.

Figure 3-2 illustrates the flood zones within the City of Costa Mesa in relation to the proposed sites selected for future housing. There are two housing sites that are adjacent to a 100-year flood zone channel running between the two sites. The majority of the sites are located within the 500-year flood zone. The 500-year flood zone is considered an area of minimal flood hazard and does not present a constraint on the development of housing as the sites are located within an existing developed context. Additionally, all housing sites including new sites identified as part of the 2026 amendment are serviced by the City's emergency services.

[5] FEMA Flood Zone Designations, Natural resources Conservation Service – Field Office Technical Guides

Figure 3-2: Flood Zones and Identified Sites Map



Sources: FEMA, Flood Zones SCAG, published by Southern California Association of Governments, 2019, accessed December 2021.

5. Dam Inundation

Costa Mesa and numerous other Orange County cities are protected from flooding by both the Santiago Creek Dam and the Prado Dam. The Santiago Creek Dam serves to protect from flooding of the Irvine Lake, approximately 15 miles from the City. While it historically provided irrigation for agriculture, the water is now protected within the reservoir and downstream flow only occurs from seepage and storm water. The Prado Dam is located approximately 30 miles from the City and is continuously improved and maintained by the U.S. Army Corps of Engineers. Recent improvements to the dam have added 190 years of protection. However, should failure occur to either of the dams, flooding would likely occur in the northern and western portions of the City. Such a flood would cause varying degrees of damage to structures north of the San Diego Freeway (I-405) and up to approximately one-mile east of the Santa Ana River. The threat of flooding in these areas due to dam failure is a constraint on the development of housing.

6. Sea Level Rise

Sea level rise is an important consequence of anthropogenic climate change – resulting from human activity – to coastal communities. Sea level rise may affect Costa Mesa through flooding in low-lying areas, water infiltration into sanitary sewer and storm drain systems, and earthquake-induced tsunami flooding. The City's location along the Santa Ana River places it at risk of these impacts; the City's Safety Element identifies areas to the west of the City, near Talbert Regional Park and Fairview Park, that will become inundated by unimpeded Pacific coastal flooding under a scenario of 100-year flood with a 55-inch (1.4 meters) sea level rise. A 100-year flood risk does not pose significant risk to developments in the City and would likely result in flooding within the channels adjacent to the Talbert Nature Preserve; however, a 500-year flood event would cause significant flooding in the northern and west regions of the City and therefore poses a minimal constraint on housing development. The potential hazard is minimal as the chances of a 500-year floor occurring each year is 0.2 percent.

7. Fire Hazards

The Costa Mesa Safety Element determines the fire hazard severity of an area by the amount and type of vegetation, slope gradient, and weather. Wildfires are particularly prone during late summer and early fall, and during Santa Ana wind events. The Department of Forestry and Fire Protection (Cal Fire) does not list any area within Costa Mesa as a Very High Fire Hazard Severity Zone. The most likely fire risk within the City comes from urban and grassland fires in open spaces, such as Talbert Regional Park. A direct threat from fire is not a significant risk for housing development in Costa Mesa; poor air quality from local and State fires, however, may pose significant health risks to the Costa Mesa population.

Figure 3-3 maps the fire hazard severity zones identified within the City in relation to the proposed sites for future housing. Based on the map there are no fire hazard severity zones within the City of Costa Mesa. As there are no fire hazard severity zones identified within the City, fire is not considered a major hazard or constraint to the development of housing.

Figure 3-3: Fire Hazard Severity Zones and Proposed Sites



Source: VHFHSV in LRA, Cal Fire, November 2011.

E. Affirmatively Furthering Fair Housing (AFFH)

Beginning January 1, 2019, AB 686 established new requirements for all California jurisdictions to ensure that local laws, programs, and activities affirmatively further fair housing. All Housing Elements due on or after January 1, 2021, must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Further Fair Housing Final Rule of July 16, 2015.

Fair housing is a condition in which individuals of similar income levels in the same housing market have like ranges of choice available to them regardless of race, color, ancestry, national origin, age, religion, sex, disability, marital status, familial status, source of income, sexual orientation, or any other arbitrary factor. Under State law, affirmatively further fair housing means "taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. These characteristics can include, but are not limited to race, religion, sec, marital status, ancestry, national origin, color, familiar status, or disability.

The Analysis of Impediments to Fair Housing Choice (Impediments Analysis), prepared for the County of Orange, examines local housing conditions, economics, policies, and practices in order to ensure that housing choices and opportunities for all residents are available in an environment free from discrimination. The (Impediments Analysis) assembles fair housing information, identifies any existing impediments that limit housing choice, and proposes actions to mitigate those impediments. The Regional (Impediments Analysis) examines fair housing issues in the County's unincorporated areas and cooperating cities from 2020 to 2024, it includes additional fair housing issues and data for the City of Costa Mesa.

1. Needs Assessment

The (Impediments Analysis) contains a Countywide analysis of demographic, housing, and specifically fair housing issues in the City of Costa Mesa. The City's demographic and income profile, household and housing characteristics, housing cost and availability, and special needs populations were discussed in the previous Chapter 2: Community Profile.

Analysis of Impediments Outreach FY 2019-2024

As a part of the Regional Analysis for the County, a series of outreach workshops and events were hosted, including the following:

- Outreach by the Lawyers' Committee to tenants, landlords, homeowners, fair housing organizations, civil rights and advocacy organizations, legal services provers, social services providers, housing developers, and industry groups;
- Stakeholder and focus group meetings organized by the Lawyers' Committee in Mission Viejo, Westminster/Garden Grove, Santa Ana, and Fullerton;
- Community meetings across Orange County with additional outreach to members of protected classes, including the Latino and Vietnamese communities; and
- Virtual public hearings and City Council meetings.

Of the fair housing impediments listed in the Regional AI, the City of Costa Mesa was identified as experiencing the following local contributing factors as impediments to fair housing choice:

- Housing Discrimination
- Racial and Ethnic Segregation
- Unfair Lending
- Overcrowding

Local contributing factors are detailed further below in Section E.4 "Assessment of Contributing Factors to Fair Housing."

Fair Housing Issues

Within the legal framework of federal and state laws and based on the guidance provided by the HUD Fair Housing Planning Guide, impediments to fair housing choice can be defined as:

- Any actions, omissions, or decisions taken because of age, race, color, ancestry, national origin, age, religion, sex, disability, marital status, familial status, source of income, sexual orientation, or any other arbitrary factor which restrict housing choices or the availability of housing choices; or
- Any actions, omissions, or decisions which have the effect of restricting housing choices or the availability of housing choices on the basis of age, race, color, ancestry, national origin, age, religion, sex, disability, marital status, familial status, source of income, sexual orientation, or any other arbitrary factor.

As a part of the 2019-2024 AI, the County identified fair housing impediments including the following:

- Housing Discrimination
- Reasonable Accommodations
- Density Bonus Incentive
- Zoning
- Affordable Homeownership
- Racial and Ethnic Segregation
- Unfair Lending
- Discriminatory Advertising
- Cost Burden
- Accessibility

Fair Housing Laws

All jurisdictions across California are subject to a number of fair housing laws. The following section details how the City of Costa Mesa maintains compliance with the listed laws. More specific laws are detailed throughout this Chapter 3 (such as Senate Bill 330 and Assembly Bill 686), and programs in the Housing Plan specify which Legislature is addressed.

- **California Fair Employment and Housing Act (FEHA):** The FEHA provides employees with protection from discrimination, retaliation, and harassment in employment, as well as protects tenants or homeowners from discrimination from landlords, real estate agents, home sellers, builders, and mortgage lenders. The City reviews fair housing complaints and lending patterns – details on both are provided within this Affirmatively Furthering Fair Housing section. The City also implements and updates programs to promote fair and equal access to housing. Lastly, the City continues to review standards and requirements that may constrain equal access to housing and the development of affordable housing.
- **Government Code Section 65008:** This Legislature protects lower- and moderate-income households and persons experiencing homelessness from discrimination that inhibits affordable

units and emergency shelters. The following programs address the development of affordable units and emergency shelters: Programs 2B, 2J, 4A, 4B, 4C, 4E, and 4F.

- **Government Code Section 8899.50:** This Legislature establishes the requirement for jurisdictions to administer programs and activities that affirmatively further fair housing. Program 4A establishes actions the City will commit to throughout the 6th Planning Cycle to affirmatively further fair housing.
- **Government Code Section 11135:** This legislation protects residents of the State of California from discrimination on the basis of sex, race, color, religion, ancestry, national origin, ethnic group identification, age, mental disability, physical disability, medical condition, genetic information, marital status, or sexual orientation. Through the Housing Element, the City assesses potential constraints that inhibit all residents from accessing housing and resources. The Housing Plan contains a number of programs that provide for greater access to a variety of housing types for all income levels, promotion of information and resources to special needs groups, and continued review of City permits and processing for streamlining and removal of constraints.
- **Government Code Section 65863 (No-Net-Loss Law):** This Legislature establishes guidance on No-Net-Loss requirements. Jurisdictions are required to maintain adequate sites to accommodate its RHNA at each income category throughout the entirety of the Planning Cycle. Program 3A is included to address the requirements of this Legislature.
- **Density Bonus Law:** The City has an adopted Density Bonus Ordinance. Program 2I is included in the Housing Plan to ensure the Ordinance maintains compliance with State Density Bonus Law. Chapter 3.B.2 provides details on incentives and concessions granted to qualifying projects through the Density Bonus Ordinance.
- **Housing Element Law:** All California jurisdictions are required to adequately plan for the needs of their current and future population. All policies and programs included in the Housing Plan are included to maintain compliance with all California housing laws and to comply with the California State Department of Housing and Community Development's requirements for Housing Elements.

Lending Patterns

Availability of financing affects a person's ability to purchase or improve a home. The analysis of the lending patterns and practices within a community or city help to identify persons who regularly experience disproportionate roadblocks to home ownership. **Table 3-14** below identifies the lending patterns by race and ethnicity, as well as income category for the Anaheim-Santa Ana-Irvine MSA. According to the data, applicant in the highest income category were more likely to have a loan approved, compared to applicants in the lower income categories where approval rates were consistently under 55 percent. Additionally, within each income category, applicants who identified as White consistently had higher rates of approval than applicant of color. Overall, applicants who identified as Native Hawaiian/Pacific Islander, American Indian/Alaska Native, and Black/African American had the lowest rates of loan approval in all income categories.

Table 3-14: Disposition of Loan Applications by Race/Ethnicity– Anaheim-Santa Ana-Irvine MSA				
Applications by Race/Ethnicity	Percent Approved	Percent Denied	Percent Other	Total (Count)
LESS THAN 50% OF MSA/MD MEDIAN				
American Indian and Alaska Native	26.2%	52.3%	23.1%	65
Asian	33.9%	42.5%	26.7%	1,382
Black or African American	41.6%	33.7%	25.8%	89
Native Hawaiian or other Pacific Islander	25.0%	44.2%	30.8%	52
White	45.6%	31.2%	26.1%	5,240
Hispanic or Latino	37.9%	38.2%	26.8%	1,566
50-79% OF MSA/MD MEDIAN				
American Indian and Alaska Native	38.1%	34.0%	29.9%	97
Asian	53.3%	25.3%	29.4%	3,153
Black or African American	43.4%	19.1%	41.4%	152
Native Hawaiian or other Pacific Islander	49.4%	39.8%	16.9%	83
White	54.5%	23.3%	27.6%	8,677
Hispanic or Latino	47.6%	27.7%	29.3%	3,245
80-99% OF MSA/MD MEDIAN				
American Indian and Alaska Native	51.4%	25.7%	31.4%	35
Asian	59.5%	19.2%	29.3%	1,495
Black or African American	52.9%	22.1%	30.9%	68
Native Hawaiian or other Pacific Islander	43.5%	13.0%	43.5%	23
White	61.9%	17.2%	26.1%	3,873
Hispanic or Latino	54.0%	21.4%	29.1%	1,347
100-119% OF MSA/MD MEDIAN				
American Indian and Alaska Native	48.9%	22.7%	29.5%	88
Asian	62.3%	15.6%	28.8%	4,820
Black or African American	55.6%	20.1%	28.6%	234
Native Hawaiian or other Pacific Islander	49.4%	27.6%	31.0%	87
White	66.2%	13.8%	25.1%	12,607
Hispanic or Latino	60.8%	16.4%	26.8%	3,398
120% OR MORE OF MSA/MD MEDIAN				
American Indian and Alaska Native	59.2%	13.0%	32.0%	169
Asian	62.8%	12.9%	29.0%	17,800
Black or African American	57.7%	17.3%	27.2%	624
Native Hawaiian or other Pacific Islander	64.2%	11.4%	26.8%	254
White	68.3%	11.3%	24.9%	49,811
Hispanic or Latino	64.6%	13.3%	26.7%	6,095
Source: Consumer Financial Protection Bureau, Disposition of loan applications, by Ethnicity/Race of applicant, 2019.				

Hate Crimes

Hate crimes are violent acts against people, property, or organizations because of the group to which they belong or identify with. The Federal Fair Housing Act makes it illegal to threaten, harass, intimidate, or act violently toward a person who has exercised their right to free housing choice. In Orange County, there were a total of 9 hate crimes reported in 2019. Table 3-15 below identifies the reported hate crimes in Costa Mesa between 2014 and 2019. Data for hate crimes reported in Costa Mesa was not available by bias for the years 2014-2016 and 2018. However, in 2017 and 2019 a total of 5 hate crimes were reported in the City, all of which were motivated by race, ethnicity, or ancestry.

Table 3-15: Reported Hate Crimes by Bias Motivation for City of Costa Mesa (2014-2019)

Year	Race/Ethnicity/ Ancestry	Religion	Sexual Orientation	Disability	Gender	Gender Identity	Total
2014	NA	NA	NA	NA	NA	NA	0
2015	NA	NA	NA	NA	NA	NA	0
2016	NA	NA	NA	NA	NA	NA	0
2017	2	0	0	0	0	0	2
2018	NA	NA	NA	NA	NA	NA	0
2019	3	0	0	0	0	0	3
2020	7	0	1	0	0	0	8
Total	**12**	**0**	**1**	**0**	**0**	**0**	**13**

Source: Federal Bureau of Investigation, Uniform Crime Reporting. Hate Crime Statistics Report, 2014, 2015, 2016, 2017, 2018, and 2019.

Fair Housing Enforcement and Outreach Capacity

The City of Costa Mesa utilizes the Fair Housing Foundation. The Fair Housing Foundation was formed in 1964 to support and promote freedom of residence through education, advocacy, and litigation, to ensure that all persons have the opportunity to secure safe and decent housing that they desire and can afford. The Fair Housing Foundation is dedicated to eliminating discrimination in housing and promoting equal access to housing choices for everyone.

The City of Costa Mesa has identified the following goals regarding fair housing in collaboration with the Fair Housing Foundation:

- Provide fair housing education and information to apartment managers and homeowner associations on why denial of reasonable modifications/accommodations is unlawful.
- Conduct multi-faceted fair housing outreach to tenants, landlords, property owners, realtors, and property management companies. Methods of outreach may include workshops, informational booths, presentations to community groups, and distribution of multi-lingual fair housing literature.

There are no current fair housing lawsuits within Costa Mesa. The City analyzed data from the Costa Mesa Fair Housing Action Plan from the 2016/2017 reporting period to 2020/2021 and found the following relating to outreach and engagement, property management trainings, fair housing issues, and fair housing allegations as well as how they were resolved:

Fair Housing Action Plan 2016/2017 Summary:

- The Fair Housing Foundation (FHF) conducted 2 tenant & 2 landlord workshops.
- FHF conducted 2 certificate property managers training.
- FHF provided fair housing related serves to 204 unduplicated households: 77.5% of calls came from tenants, 6.4% from property owners & 5.4% from landlords/managers.
- FHF addressed 230 housing issues; top 3 issues were habitability (21%), notices (27%) & lease terms & rent increase (tied at 8% each).
- 18 fair housing allegations were received by FHF regarding mental & physical disability (14) familial status (3), race (2) & gender (1). 11 allegations were resolved via counseling & 7 cases opened; no evidence was found to sustain 4 allegation, 1 investigation was inconclusive, 1 allegation was sustained & 1 case is pending.
- FHF provided over 4,600 pieces of fair housing literature in English, Spanish and Vietnamese.

Fair Housing Action Plan 2017/2018 Summary:

- The Fair Housing Foundation (FHF) conducted 2 tenant & 2 landlord workshops.
- FHF conducted 2 certificate property managers training.
- FHF provided fair housing related serves to 206 unduplicated households: 82.5% of calls came from tenants, 4.9% from property owners & 5.8% from landlords/managers.
- FHF addressed 241 housing issues; top 3 issues were notices (22%) habitability (20%) & deposits (12.5%).
- 12 fair housing allegations were received by FHF regarding mental & physical disability (10) familial status (1) & race (1). 7 allegations were resolved via counseling & 5 cases opened; no evidence was found to sustain 2 allegations 1 investigation was inconclusive & 1 case is pending.
- FHF provided over 3,700 pieces of fair housing literature in English, Spanish and Vietnamese.

Fair Housing Action Plan 2018/2019 Summary:

- The Fair Housing Foundation (FHF) conducted 1 tenant & 1 landlord workshop.
- FHF conducted 1 certificate property managers training.
- FHF provided fair housing related serves to 178 unduplicated households: 86.0% of calls came from tenants, 2.8% from property owners & 3.9% from landlords/managers.
- FHF addressed 198 housing issues; top 3 issues were habitability (27%), notices (21%) & deposits (9%).
- 19 fair housing allegations were received by FHF regarding mental & physical disability (14), gender (1), race (2), national origin (1), & sexual orientation (1). 16 allegations were resolved via counseling & 3 cases opened; no evidence was found to sustain 1 allegation. Allegations were sustained in 2 cases and resolved through conciliation and education. FHF provided over 1,600 pieces of fair housing literature in English, Spanish and Vietnamese.

Fair Housing Action Plan 2019/2020 Summary:

- The Fair Housing Foundation (FHF) conducted 1 Fair Housing Workshop.
- FHF provided fair housing related serves to 153 unduplicated households: 91.5% of calls came from tenants, 3.2% from property owners & .6% from landlords/managers.
- FHF addressed 167 housing issues; top 3 issues were habitability (22.1%), notices (14.3%) & lease terms (8.9%).

- 14 fair housing allegations were received by FHF regarding mental & physical disability (12), national origin (1), & familial status (1). 11 allegations were resolved via counseling & 3 cases opened; no evidence was found to sustain 1 allegation. Allegations were sustained in 2 cases and resolved through conciliation and education.
- FHF provided over 2,803 pieces of fair housing literature in English, Spanish and Vietnamese.

Fair Housing Action Plan 2020/2021 Summary:

- The Fair Housing Foundation (FHF) conducted 5 Fair Housing Workshop.
- FHF provided fair housing related serves to 173 unduplicated households: 82.6% of calls came from tenants, 1.7% from property owners & 7.5% from landlords/managers.
- FHF addressed 183 housing issues; top 3 issues were habitability (15.3%), eviction (14.7%) & notices (10.9%).
- 21 fair housing allegations were received by FHF regarding mental & physical disability (10), Age (1), Gender (1), Martial Status (1), national origin (2), familial status (1), Race (4), Source of Income (1). 13 allegations were resolved via counseling & 8 cases opened; no evidence was found to sustain 4 allegations. Allegations were inconclusive in 1 case, allegations were sustained in 3 cases and resolved through conciliation.
- FHF provided over 2,812 pieces of fair housing literature in English, Spanish and Vietnamese.

As noted, the City tracks fair housing cases reported as well as how they were resolved (if resolved) annually through completion of the City of Costa Mesa Fair Housing Action Plan. In addition, as the City updates its Specific Plans, additional outreach will occur to collect feedback from the community and identify rehabilitation and enforcement needs and priorities.

2. Analysis of Federal, State, and Local Data and Local Knowledge

Summary of Local Data

As a part of the Housing Element Update for 2021-2029, the City of Costa Mesa implemented a thorough and expansive outreach program. The program intended to gather a deeper understanding of housing concerns and issues, challenges, and opportunities to housing, and gain insight and feedback from residents and the community on housing in Costa Mesa. As a part of the outreach program, the City hosted the following:

- Virtual townhall community meeting #1 – November 18, 2020
- Online community survey – November 19, 2020
- Subject matter expert meetings – February 9-11, 2021
- District specific meetings – February 18 and 18, 2021
- Targeted focus group meetings – throughout the update 202-2021
- Virtual townhall community meeting #2 – September 2, 2021
- In-person community open house – June 3, 2026
- Stakeholder focused discussions – June 10, 2026
- NWWAB in-person community open houses/workshops (4) in summer 2025
- NWWAB Stakeholder focused discussions (3) in fall 2025
- NWWAB in-person community workshops (2) in March 2026
- NWWAB virtual community workshop-March 5, 2026
- NWWAB Stakeholder focused discussions (2) in March 2026

- NWWAB Open House- June 3, 2026
- NWWAB Stakeholder focused discussions (2) in June 2026

During the outreach program the City gathered input and ideas from the public. Key feedback or concerns related to fair housing, which were identified during engagement, include the following:

- Accessory Units should be affordable to lower income households
- The City needs more housing
- There should be more bike lanes to support active transportation
- Housing should be focused on increasing quality of life for residents
- More education about affordable housing to increase public awareness and public opinion
- Need supportive services along with housing
- Overcrowding often occurs and there need to be opportunity for multigenerational living
- Senior housing should be prioritized, followed by housing for persons with disabilities
- More affordable housing near transit and jobs
- Overall need for more affordable housing for residents of Costa Mesa, both for renters and owners

In addition to the fair housing and housing accessibility related concerns, a large percentage of residents were not interested in increasing the housing stock in Costa Mesa during the initial outreach for the Housing Element. At this time, a number of residents identified a desire and interest to keep Costa Mesa lower density for single-family homes, a disinterest in ADUs and objections to growth in affordable housing stock. However, the Neighborhoods Where We All Belong (NWWAB) efforts to rezone Housing Element sites and create additional housing opportunities in the City heard more diverse and varying feedback. While a number of residents expressed overall concern regarding parking and traffic from increased density and housing, there was a significant amount of voiced support for new housing opportunities across the City and opportunities for walkable, mixed-use environments that come with new and more dense housing.

Historical Impediments to Local Housing Choices and Mobility

Local impediments to housing choices and mobility have been considered as a part of the Housing Element Update for 2021-2029.

- Land Use and Zoning Provisions: The City's previous land use and zoning provisions include certain regulations that are considered restrictive in regard to increasing the development of housing units in the City. The City's parking standards for multi-family development requires parking relating to "tenant covered parking," "tenant open parking" and "guest parking," and in certain bedroom configurations, the City's multi-family parking standards require up to four parking spaces per unit. To address this, Program 2M was included and completed to reduce parking requirements for all multifamily developments and removing minimum parking required for residential development on Housing Element sites. The City's adopted Specific Plans and overlays include density standards that, if increased, would allow for a broader range of housing choices and support housing opportunities closer to jobs, services, and transit. Housing Programs 3C and 3D were included to amend the City's specific plans and overlays to increase residential densities and ensure the City can accommodate its RHNA. To implement these programs, the City has developed amendments to the Mixed-Use Overlay District (MUOD) to increase allowable residential densities for Housing Element sites and Measure K sites,

including sites beyond those needed to accommodate the RHNA. The MUOD allows residential densities ranging from 30 to 90 dwelling units per acre, expands opportunities for mixed-use and residential development in commercial and employment areas, and establishes a more comprehensive regulatory framework to facilitate housing production. This effort not only supports the City's RHNA strategy, but also advances broader housing choices by creating additional residential capacity beyond the Housing Element inventory and throughout the City.

- Also, in 2016, residents of Costa Mesa voted to pass Measure Y: An Initiative to Require Voter Approval on Certain Development Projects. One of the provisions of this measure requires voter approval for changes in zoning and/or land use that would increase housing within an area by 40 or more residential units. Such a vote may discourage developers from pursuing housing development projects and particularly affordable housing projects (the Housing Element includes Program 3G to take steps to identify and address specific ways in which the City-wide vote process functions as a constraint to housing compliance, the City's housing goals, and other shared community goals). In 2022, Costa Mesa voters approved Measure K, which authorized the City to update zoning for certain commercial, industrial, and mixed-use areas to allow additional residential and mixed-use development while preserving existing residential neighborhoods. The City is implementing Measure K through updates to the MUOD. This effort not only supports rezoning of Housing Element sites needed to accommodate the RHNA, but also expands residential development opportunities to additional Measure K sites beyond the Housing Element inventory. As a result, the City is taking a broader, proactive approach to facilitating housing production and creating residential capacity beyond the minimum RHNA obligation.

Lastly, the City has focused in the past on transportation investments related primarily to mobility of single-occupant vehicles (SOVs) instead of multi-modal transportation which available generally to all demographic segments. However, the City now focuses on multi-modal circulation investments such as transportation projects related to traffic calming to increase pedestrian and bike safety, and enhancements to existing sidewalks and the provision of new sidewalks and bike paths and facilities to encourage walkability/bikability in the City.

Past Community Development Action Analysis - Urban Plan Development

As the Costa Mesa community has changed over time from a primarily suburban community within larger Orange County to a mixed use community that includes urban, semi-urban and suburban neighborhoods, the City began to modify its land use plans and zoning to promote mixed use, mixed income walkable residential communities. The first overlay districts, adopted by the City in April 2006, were the SoBECA Urban Plan district and three Westside Residential Urban Plans. These plans served as "overlay zones" and established provisions for mixed-use development and residential development in the mixed-use overlay areas. The Urban Plans resulted from the collaboration of a 40-member Westside Revitalization Oversight Committee (WROC) appointed in 2003 by the City Council. The Urban Plans followed previous efforts to revitalize the Westside and create an artist village around Bristol Street by other committees.

The intent of the various Westside Urban Plans was to provide an incentive for redevelopment of marginal commercial and industrial properties in an area of the City that was closest to the beach. The 19th West and Mesa West Bluffs plans were developed to provide for a variety of land uses such as mixed use, live/work and residential lofts and to create ownership opportunities on the Westside.

The Mesa West Residential Ownership Overlay was intended to redevelop older rental residential structures with new ownership properties. The overlay allowed for development up to the High Density Residential General Plan capacity regardless of the residential zoning and to allow development up to three-stories in height.

The SoBECA overlay was intended to allow a mix of housing, eclectic retail/service, creative studios and entertainment/restaurant uses that attract local residents and visitors.

Since 2006, the majority of projects in the Westside of the City have been approved under the Urban Plans/overlay districts. Over time, some concerns have been expressed that development under the urban plans has changed the character of neighborhoods and encouraged new development that in some cases removed and replaced existing older housing stock with residential ownership opportunities that were less affordable to existing residents of the area. There is a perception that this has resulted in increased property values limiting the opportunity to consolidate smaller parcels into larger development lots. While much of the development pursuant to the urban plans in the last decade replaced industrial uses and resulted in remediation of a number of brownfield sites, concerns have, nonetheless, arisen regarding the concept of these Urban Plans. The following Table 3-16 lists concerns that have been expressed regarding implementation of the Urban Plans/overlay districts and potential actions to address these concerns:

Table 3-16: Feedback on the Implementation of the Urban Plans/Overlay Districts

Concern	Remedial Action
Increased density and proximity to single family residences	Modify the boundaries to allow an appropriate transition between the overlay zones and R1 zones
Limited open space / park access	The 2015 amendment requires a minimum of 30-percent open space and inclusion of common recreational areas to promote quality living environments
No variety in products (all 3-4 stories with multiple living levels - not conducive to all ages)	Modify standards to require a mix of two-story and three-story product types
Parking - live/works are used as residential uses but with less parking	Increase guest parking requirement and require the same parking ratio for live/work and residential loft development consistent with residential standards based on number of bedrooms
Saturation of market for live/work products	The majority of new development on the Westside are live/work units; require a mix of live/work and residential lofts, and two-story residential product types
Proximity of residential uses to existing industrial uses	CC&Rs and homebuyer notices provide advance notification to the buyers regarding potential noise nuisance impacts associated with living in a mixed use urban environment. Additional buffer may be needed between residential and major industrial uses
Privacy Impacts	Three-story in proximity to single story and two-story development must demonstrate minimal privacy impacts; roof decks and balconies should face project interiors
Increased Height - Live/work development are allowed to be four stories or a maximum 60 feet in height; the	Rooftops should be considered as stories to improve neighborhood compatibility. The 30-percent open

Table 3-16: Feedback on the Implementation of the Urban Plans/Overlay Districts	
Concern	Remedial Action
amendment in 2015 allowed rooftops to be counted toward open space requirement and not considered a story	space requirement should not include roof tops and focus on ground floor amenities to promote quality living environments.

The overlay plans have been amended periodically since adoption to address changes in market demands, land use patterns, and community concerns as identified above. The 6th cycle housing element proposes amendments which respond to community needs and the community's need for a range of housing types and more housing opportunities affordable at all income levels.

Since adoption of the Housing Element, the City has taken additional steps to address these concerns and modernize the City's approach to urban plans, specific plans and overlays. Rather than relying solely on the older Urban Plans as standalone overlay areas, the City has advanced a broader update to the MUOD to provide a more comprehensive and consistent regulatory framework for residential and mixed-use development.

In April 2026, the City amended the MUOD to establish specific provisions for Housing Element Opportunity Sites and adopted a revised zoning map to apply the MUOD to those Housing Element sites. This action directly supported implementation of the Housing Element sites strategy and helped ensure that sites identified to accommodate the RHNA are subject to clear development standards intended to facilitate residential development.

The City is also taking steps beyond the Housing Element inventory. In Fall 2026, the City anticipates a broader MUOD update that will overhaul the existing MUOD provisions and apply the overlay to the remaining Measure K sites, including both Housing Element and non-Housing Element sites. Through this effort, the City is expanding opportunities for residential and mixed-use development beyond the sites needed to accommodate the RHNA. The MUOD is anticipated to apply to approximately 1,079 parcels and will establish updated standards, including residential densities ranging from 30 to 90 dwelling units per acre, to support additional housing choices.

This phased approach demonstrates that the City is not only addressing its Housing Element obligations, but is also taking a broader, proactive approach to updating older urban plan and overlay frameworks. By integrating Housing Element sites and additional Measure K sites into the MUOD, the City is creating additional residential capacity beyond the RHNA, improving clarity and consistency in development standards, and supporting broader fair housing objectives by expanding housing opportunities in areas with access to employment, services, and amenities.

Integration and Segregation Patterns and Trends

Race and Ethnicity

The dissimilarity index is the most used measure of segregation between two groups, reflecting their relative distributions across neighborhoods (as defined by census tracts). The index represents the percentage of the minority group that would have to move to new neighborhoods to achieve perfect integration of that group. An index score can range in value from 0 percent, indicating complete integration, to 100 percent, indicating complete segregation. An index number above 60 is considered to show high similarity and a segregated community.

It is important to note that segregation is a complex topic, difficult to generalize, and is influenced by many factors. Individual choices can be a cause of segregation, with some residents choosing to live among people of their own race or ethnic group. For instance, recent immigrants often depend on nearby relatives, friends, and ethnic institutions to help them adjust to a new country.[6] Alternatively, when white residents leave neighborhoods that become more diverse, those neighborhoods can become segregated. Other factors, including housing market dynamics, availability of lending to different ethnic groups, availability of affordable housing, and discrimination can also cause residential segregation.

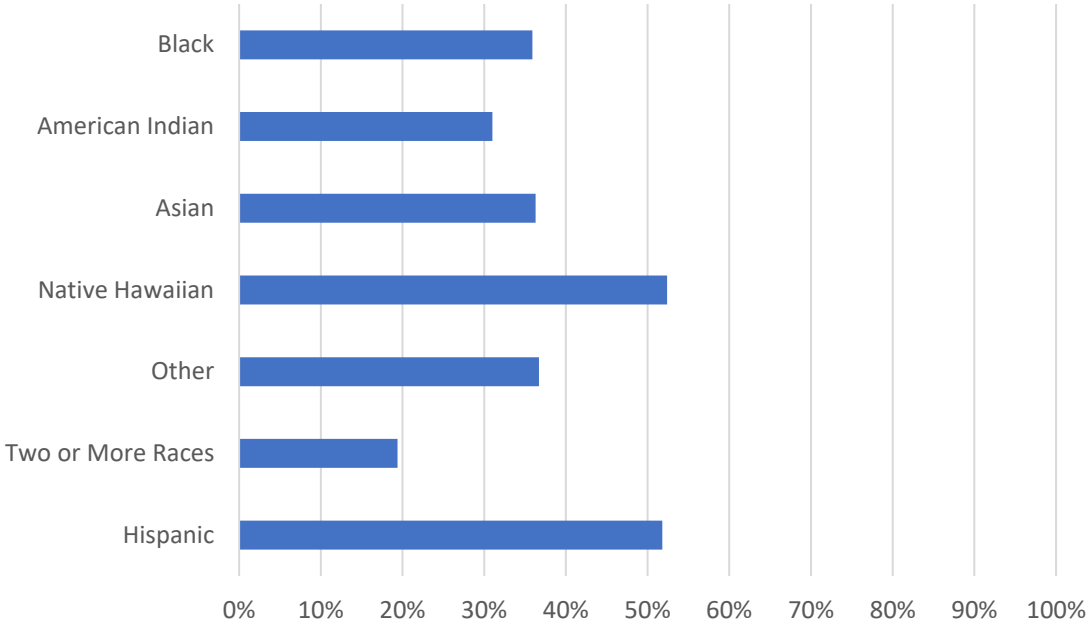
Figure 3-4 shows the dissimilarity between each of the identified race and ethnic groups and Costa Mesa's White population. The White population within Costa Mesa makes up the majority of the City's population at approximately 71 percent according to 2019 American Community Survey (ACS) estimates.

The higher scores shown in the figure below, directly indicate higher levels of segregation among those race and ethnic groups. The race and ethnic groups with the high scores were Native Hawaiian (52.4 percent) and Hispanic (51.8 percent). These scores correlate directly with the percentage of people within that racial or ethnic group that would need to move into a predominantly White census tract in order to achieve a more integrated community. For instance, 52.4 percent of the Native Hawaiian population would need to move into predominantly White census tract areas to achieve "perfect" integration, or 51.8 percent of the Hispanic population would need to move into predominantly White census tract areas for perfect integration.

As indicated above, a score of 60 or higher indicates a highly similar and segregated area. The City does not have any racial or ethnic groups with scores higher than 60. However, scores above 30 indicate moderate levels of segregation. It is important to note the areas where moderate segregation occurs in order for Costa Mesa to understand any additional disparities in access to opportunities or housing, as well as identify lack of resources for the communities. In the City of Costa Mesa, all racial and ethnic groups, except for those who identify as two or more races, show a score of 30 or greater dissimilarity index. The City of Costa Mesa is committed to furthering fair housing access and increasing fair housing opportunities to communities of color.

[6] Allen, James P. and Turner, Eugene. "Changing Faces, Changing Places: Mapping Southern California". California State University, Northridge, (2002).

Figure 3-4: Dissimilarity Index with White Population in Costa Mesa



	Hispanic	Two or More Races	Other	Native Hawaiian	Asian	American Indian	Black
Dissimilarity Index with Whites	51.8%	19.4%	36.7%	52.4%	36.3%	31.0%	35.9%

Source: Census Scope, Social Science Data Analysis Network

Disability

In 1988, Congress added protections against housing discrimination for persons with disabilities through the FHA, which protects against intentional discrimination and unjustified policies and practices with disproportionate effects. The FHA also includes the following unique provisions to persons with disabilities: (1) prohibits the denial of requests for reasonable accommodations for persons with disabilities if necessary, to afford an individual equal opportunity to use and enjoy a dwelling; and (2) prohibits the denial of reasonable modification requests. With regards to fair housing, persons with disabilities have special housing needs because of the lack of accessible and affordable housing, and the higher health costs associated with their disability. In addition, many may be on fixed incomes that further limit their housing options.

Table 3-24 provides data for persons with disabilities in Costa Mesa, Orange County, and across California; **Figure 3-15** also maps out populations with disabilities throughout the City. There are five census tracts that report 10 to 20 percent of the population with a disability. These tracts are located the center of the City in the south-western region. The central census tracts include the Fairview Developmental Center and a senior living development (Azulon at Mesa Verde). The census tracts in the south-western region also include a senior living development (Vivante Newport Mesa). These may contribute to the higher occurrence of persons with disabilities.

Regarding access to community resources and services, the central census tracts are located near community parks, fire and police services, grocery stores and commercial uses, and medical offices. Public transit runs directly between both central census tracts along Harbor Boulevard, as well as Fairview Road. The south-western census tracts are also located near community parks, grocery stores and commercial uses, medical offices, and they have access to public transit along Placentia Avenue, 19th Avenue, and Victoria Street.

It is the policy and practice of the City to take all reasonable steps to ensure its services, programs and activities are accessible to all members of the public including persons with disabilities. The City's leadership team and accessibility experts work to ensure all departments comply with this policy by carrying out the following functions:

- Provide technical assistance to support City departments in complying with federal, state, and local disability access laws.
- Assist departments and divisions in evaluating their facilities, programs, services, and activities to ensure provision of reasonable accommodations to people with disabilities.
- Facilitate the resolution of grievances filed against the City of Costa Mesa that allege noncompliance with disability access laws.

Additionally, the City is concerned with public right-of-way access for everyone including people with disabilities. Staff is aware of pedestrian mobility concerns for people with various disabilities. The following information describes department programs available to the public:

- Curb Ramp Program – The City administers the Sidewalk Accessibility Curb Ramp Program by identifying locations and managing the installation of curb ramps throughout the city. These ramps provide safer and easier pedestrian access to sidewalks, particularly for persons with disabilities. All newly constructed ramps comply with the current Americans with Disabilities Act standards.
- Contractual Services – The City utilizes contractual services to install curb ramps each year through the ongoing capital-funded program. Along with these ongoing City-funded installation projects, the program also assists and coordinates installation projects with a variety of other programs and construction projects.
- City Staff also utilize a priority approach to select locations for new ramps. Installation project priorities are based on the following criteria:
    - Known routes used, and requests by persons with disabilities
    - Known locations in the walking route to school plans
    - Known routes to senior and community centers and around parks
    - Requests from the community
    - Mobility Access Analysis for People with Disabilities
    - Upon request, staff conducts a study of obstructions blocking pedestrian or wheelchair travel.

Costa Mesa residents with disabilities living in the five census tracts listed above may also benefit from regional resources. The Regional Center of Orange County provide services to person with developmental

disabilities, including: housing options, employment opportunities, prenatal diagnostic evaluations, as well as services for early intervention, therapy, respite care, childcare, adult day programs, transportation, medical and dental, and recreation. The following lists a number of additional agencies and organizations and the services they provide for Costa Mesa residents:

- Dayle McIntosh Center - Provides support services, advocacy, transition services, information and referral, peer support, housing assistance, health care access and more.
- Employment Development Department - The California State Disability Insurance Program (SDI) provides short term Disability Insurance (DI) and Paid Family Leave (PFL) wage replacement benefits to eligible workers who need time off work.
- Family Caregiver Resource Center - Assists families who are coping with the physical, emotional, and financial responsibilities of caregiving.
- Help Me Grow - Connects families with developmental, behavioral or learning concerns to resources in the community for children birth to 6 years of age.
- In Home Supportive Services (IHSS) - Provides supportive services to aged, blind, and disabled persons who are limited in their ability to care for themselves and cannot live safely at home without help.
- Lions Sight and Hearing Foundation of Southern California - Provides hearing aids and common eye surgeries Income qualifications apply.
- Orange County Deaf Equal Access Foundation - Provides services to deaf and hard of hearing community including employment assistance, information and referral, advocacy, peer counseling, independent living, communication assistance (info@ocdeaf.org).
- Protection and Advocacy Inc. (PAI) - Provides legal representation in response to rights/violations for persons with disabilities.
- Rehabilitation Institute of Southern California - Programs which increase the ability of disabled individuals to function at home and at school, on the job, and in the community.
- St. Jude Brain Injury Network - Assist persons with a traumatic brain injury to attain access into gainful employment, appropriate community reintegration programs, accessible housing, and research-related education.

Costa Mesa children with disabilities living in the five census tracts listed above also have access to assessments/evaluations and education plans through the Newport-Mesa Unified School District Harper Assessment Center, as well as individual and family counseling, suicide prevention services, and residential services through the South Coast Community Services Student Assistance Program (SAP). Acuity Behavior Solutions provides a variety of Applied Behavioral Analysis techniques for children and teens with autism in Orange County, this includes: play-based applied behavior analysis services, individual in-home therapy, and social skills groups for children and teens.

Income

Government Code Section 65008 provides protection against the discrimination of lower- and moderate-income households that inhibits affordable housing development. As detailed in Chapter 2.C.2, the City of Costa Mesa is made up of households earning a variety of income levels. Table 2-12 shows over a quarter

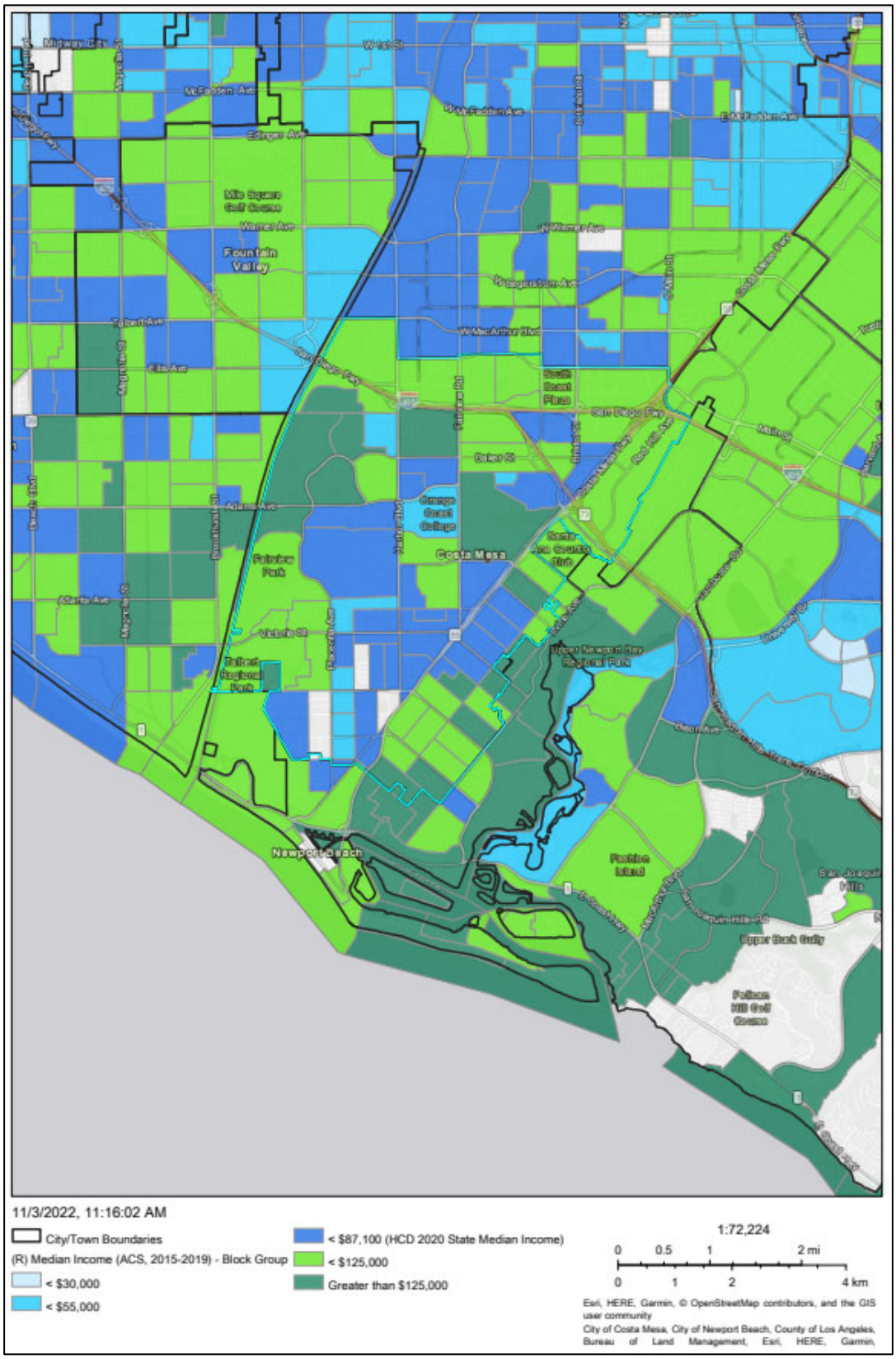
of Costa Mesa households earn less than 50 percent of the area median family income (AMFI) and just under 40 percent earn over $100,000. Figures 3-5a and 3-5b provide mapping of median incomes and poverty status across the City and in surrounding communities.

Figure 3-5a illustrates a greater tendency for lower median incomes towards the center of the City with higher median incomes along the City's western, northern, and eastern edges. When considering zoning, block groups with lower median incomes generally overlap with zones that allow for multi-family housing development at higher densities. In comparison, block groups with higher median incomes tend to be zoned for single-family residential. This shows lower income households have a greater ability to afford apartments and condominiums over single-family residences. Chapter 2.F.5 also indicates the housing market for single-family residences is more difficult to access for households not earning an above moderate income.

Figure 3-5b illustrates poverty status by census tract. The data is similar to that of Figure 3-5a as it shows higher concentrations of poverty towards the City's southern and central region. There is one census tract (636.05) that reports 30 to 40 percent of its population falling under the poverty line. This census tract is further detailed in the following section as an area of high segregation and poverty; however, the data is dated 2019 and does not reflect recent development and financing. While the area is identified as high segregation and poverty, it has seen much redevelopment over recent years and the median home value according to 2020 ACS 5-Year Estimates is $922,500. The median contract rent for the census tract is $1,665, and the median household income is $71,150. Program 4I is included in the Housing Plan to specifically address the high segregation and poverty finding for census tract 636.05 by partnering with local community-based organizations, stakeholders and groups who provide supportive resources and programs to further identify specific needs of this community and connect community members with appropriate resources.

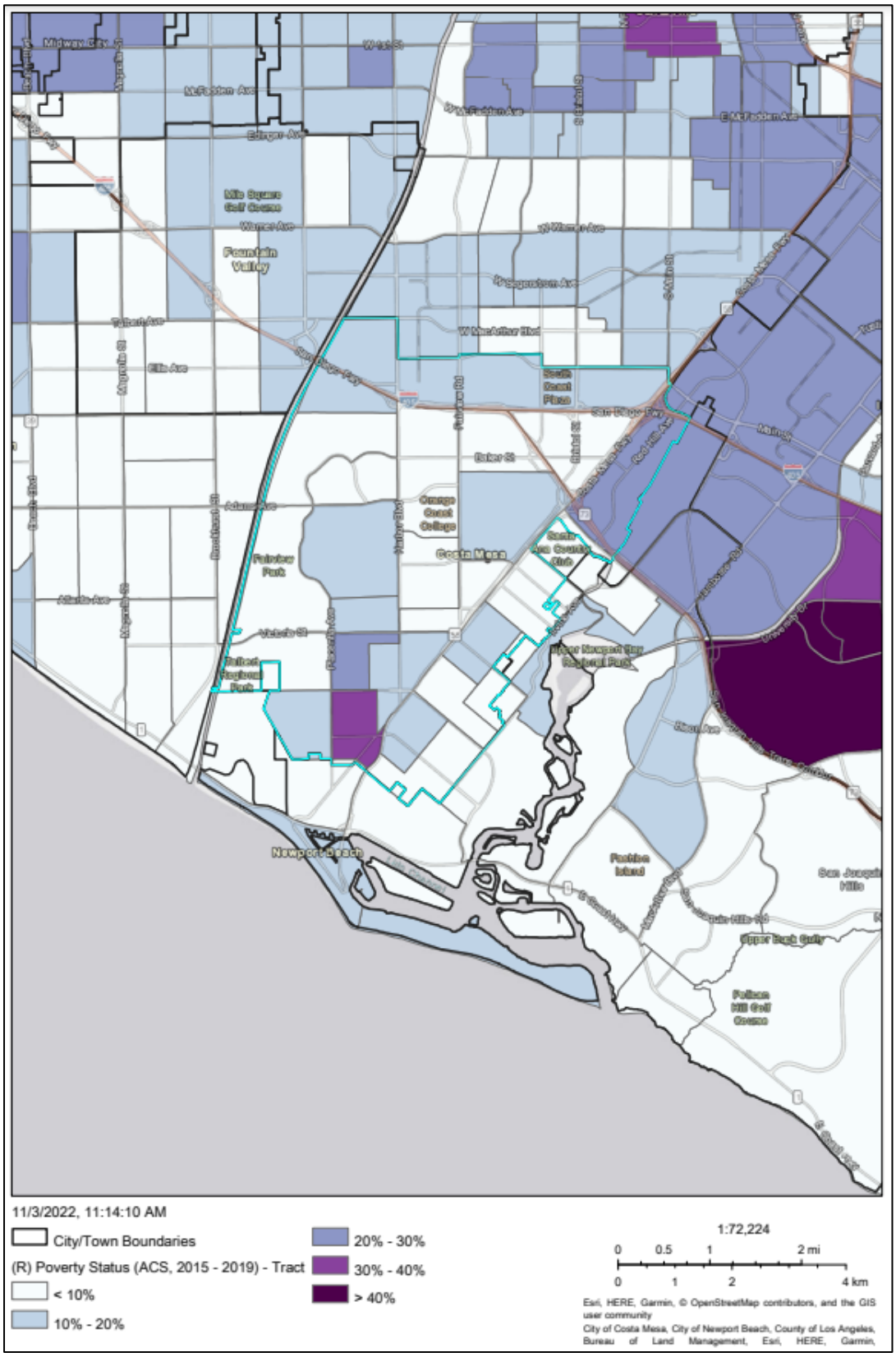
Furthermore, the Appendix B Sites Analysis includes the identification of a number of sites throughout the entirety of the City so as to provide for future residential development at a variety of densities. This is intended to allow for a variety of housing types affordable to all income categories. Sites were selected based on the availability of land, property owner and developer interest, and access to transportation, resources, and services. A number of sites are located in areas that report both high and lower median incomes, as shown in Figure 3-5a, so as to provide for future affordable units in areas where existing communities may benefit from and in areas of high opportunity. More details on the sites selection are provided in Appendix B.

Figure 3-5a: Income Segregation – Median Income



Source: California Department of Housing and Community Development – AFFH Data Viewer

Figure 3-5b: Income Segregation – Poverty Status



Source: California Department of Housing and Community Development – AFFH Data Viewer

Racially or Ethnically Concentrated Areas of Poverty (R/ECAP)

To assist communities in identifying racially/ethnically concentrated areas of poverty (R/ECAPs), HUD has developed a census tract-based definition of R/ECAPs. The definition involves a racial/ethnic concentration threshold and a poverty test. The racial/ethnic concentration threshold is straightforward: RECAPs must have a non-white population of 50 percent or more. Regarding the poverty threshold, Wilson (1980) defines neighborhoods of extreme poverty as census tracts with 40 percent or more of individuals living at or below the poverty line. Because overall poverty levels are substantially lower in many parts of the country, HUD supplements this with an alternate criterion. Thus, a neighborhood can be a R/ECAP if it has a poverty rate that exceeds 40% or is three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower.

Location of residence can have a substantial effect on mental and physical health, education opportunities, and economic opportunities. Urban areas that are more residentially segregated by race and income tend to have lower levels of upward economic mobility than other areas. Research has found that racial inequality is thus amplified by residential segregation. However, these areas may also provide different opportunities, such as ethnic enclaves providing proximity to centers of cultural significance, or business, social networks, and communities to help immigrants preserve cultural identify and establish themselves in new places. Overall, it is important to study and identify these areas in order to understand patterns of segregation and poverty in a City.

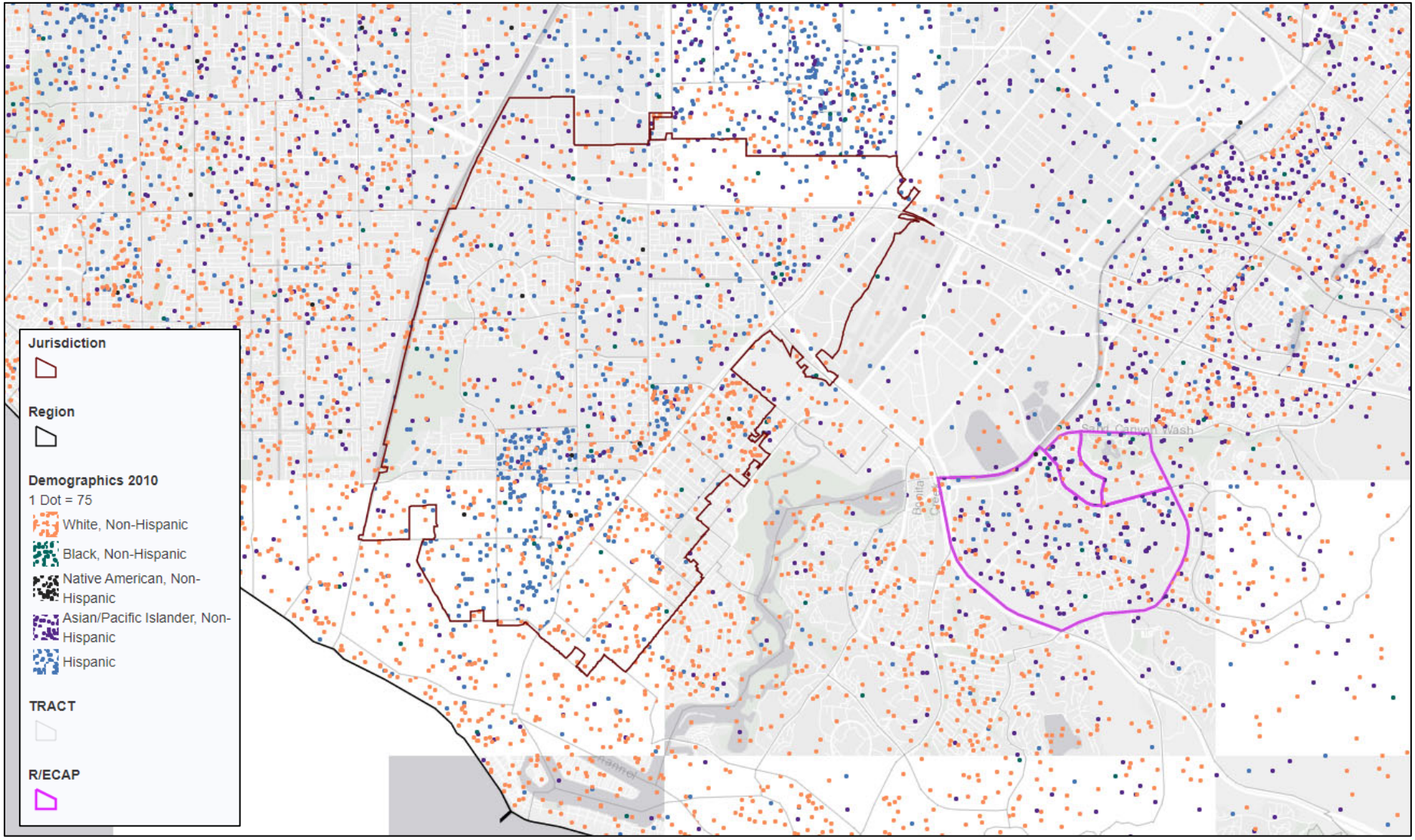
Figure 3-6a below displays the R/ECAP analysis of the Costa Mesa area. The low poverty index captures the depth and intensity of poverty in a given neighborhood. The index uses both family poverty rates and public assistance receipt, in the form of cash-welfare, such as Temporary Assistance for Needy Families (TANF). The poverty rate and public assistance for neighborhoods are determined at the census tract level, and the higher the score, the less exposure to poverty in a neighborhood. HUD provides data for the entire Orange County region, and not Costa Mesa specific, as shown in the map. Figure 3-6a shows that Costa Mesa has a pocket of concentrated Hispanic population towards the southern central region of the City. The eastern region of the City is shown to be mostly made up of concentrated White, Non-Hispanic, population. There is also a minor concentration of Hispanic and Native American, Non-Hispanic, populations in the SoBECA area of Northern Costa Mesa.

While there are no R/ECAP areas within the City, Figure 3-6a shows one in the nearby City of Irvine surrounding the University of California – Irvine campus. According to the AI, it is likely that they qualify as R/ECAPs due to the high proportions of students. In addition, the figure shows a large concentration of Hispanic population directly north of Costa Mesa in the City of Santa Ana. The City of Costa Mesa is committed to increasing housing mobility opportunities for persons outside of the City and in Orange County as a whole. Chapter 4: Housing Plan of this Housing Element outlines housing opportunity, affordable housing, and fair housing strategies to increase opportunities to all households.

Additionally, Figure 3-6b displays the data for TCAC areas of high segregation and poverty. The maps shows that there is one census tract that is designated as high segregation and poverty (census tract: 636.05). Areas that are identified as high segregation and poverty are consistent with the standards for both poverty (30% of the population below the federal poverty line) and racial segregation (overrepresentation of people of color relative to the county).

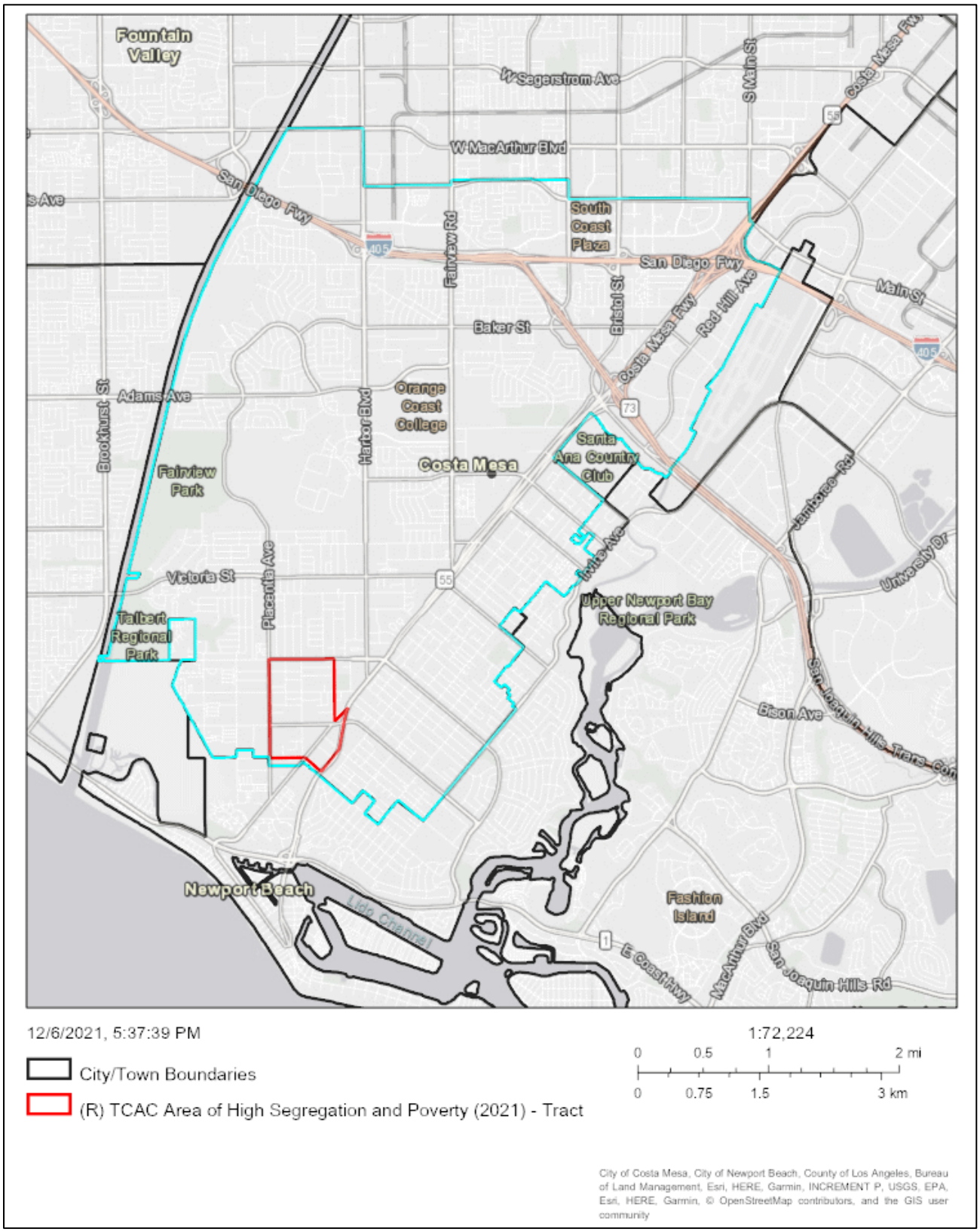
Census tract 636.05 is generally located in the southwestern portion of the City. This tract contains 3 different Costa Mesa City Council Districts - Districts 4, 5, and 6. The zoning designations within this tract is majority industrial (MG, General Industrial) and high density residential (R2-HD and R3), with commercial corridors along Newport Boulevard and 19th Street. The general Westside area also has 3 adopted urban plans, which do not change the underlying zoning of the property but allows for the development of live/work units and/or residential development. Since the adoption of the urban plans in 2006, the City has approved 541 newly constructed units, which includes the subject census tract.

Figure 3-6a: R/ECAP Areas, Costa Mesa



Source: HUD Affirmatively Furthering Fair Housing Data and Mapping Tool, Data Versions: AFFHT0006, April 28, 2021

Figure 3-6b: TCAC Area of High Segregation and Poverty



Source: California Department of Housing and Community Development – AFFH Data Viewer

Racially or Ethnically Concentrated Areas of Affluence

Racially or Ethnically Concentrated Areas of Poverty have long been analyzed and reviewed as a contributing factor to segregation. However, patterns of segregation in the United States show that of all racial groups, the White population is the most severely insulated (separated from other racial groups).[7] Research also identifies segregation of affluence to be greater than the segregation of poverty. Racial and economic segregation can have significant effects on respective communities, including but not limited to, socioeconomic disparities, educational experiences and benefits, exposure to environmental conditions and crime, and access to public goods and services.

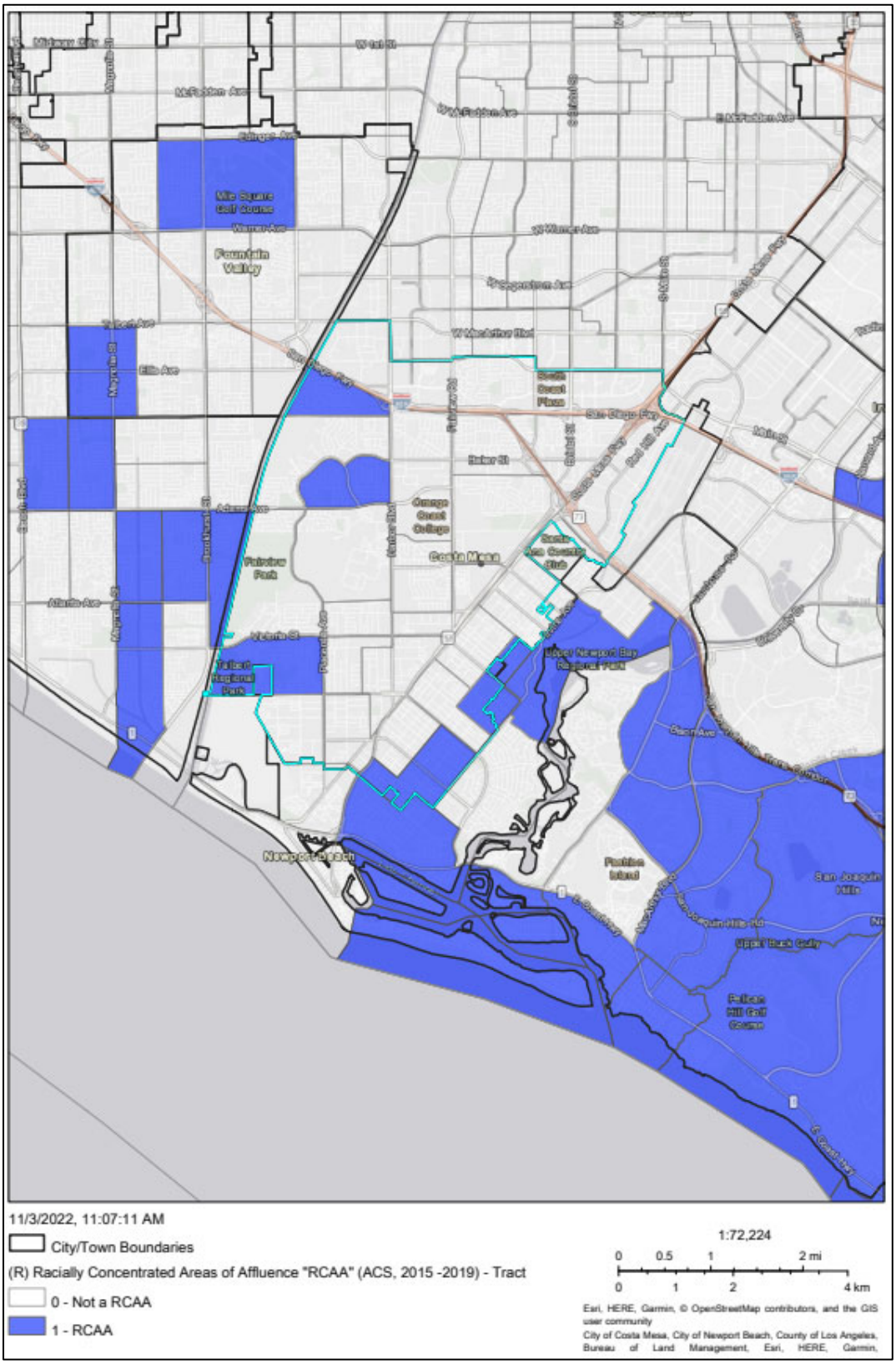
Data used in the analysis of Racially Concentrated Areas of Affluence (RCAA) comes from the 2015-2019 ACS and measured at the census track level. The definition for an RCAA is a census tract in which 80 percent or more of the population is White and a median income of at least $125,000. The nationwide RCAA analysis identifies the following:

- RCAA tracts have more than twice the median household income of the average tract in their metro area.
- Poverty rates in RCAAs are significantly lower and are, on average about 20 percent of a typical tract.
- RCAAs tracts are more income homogenous than R/ECAPs.
- The average RCAA is about 57 percent affluent, whereas the average R/ECAP had a poverty rate of 48 percent.
- The typical RCAA tract has a rate of affluence 3.2 times that of a typical tract, whereas R/ECAPs on average had a poverty rate 3.2 times that of a typical tract.

Overall, RCAAs may represent a public policy issue to the extent that they have been created and maintained through exclusionary and discriminatory land use and development practices. Postwar patterns of suburbanization in many metropolitan areas were characterized by White communities erecting barriers to affordable housing and engaging in racially exclusionary practices. Figure 3-7 illustrates five RCAAs mostly along the City's edges. As noted above, these areas overlap with the presence of single-family neighborhoods. Table 3-17 displays the RCAAs for Costa Mesa, and Table 3-18 shows local (Costa Mesa) and regional (Orange County) context for the median household incomes of White residents.

[7] Racially Concentrated Areas of Affluence: A Preliminary Investigation. University of Minnesota. Edwards Goets, Damiano, Williams. 2019.

Figure 3-7: Racially Concentrated Areas of Affluence, Costa Mesa



Source: California Department of Housing and Community Development – AFFH Data Viewer

Table 3-17: RCCAs - Median Household Income by Race by Census Tract, Costa Mesa		
Census Tract	Percent Population White	Median Income
Census Tract 638.05	69.5%	$122,750
Census Tract 636.01	62.3%	$120,057
Census Tract 638.02	65.5%	$118,000
Census Tract 631.02	81.6%	$127,153
Census Tract 631.03	75.3%	$131,477
Source: (U.S. Census Bureau) from HCD AFFH Data Viewer, Accessed November 3, 2022.		

Table 3-18: RCCAs - Median Household Income by Race, Costa Mesa and Orange County				
Race	Costa Mesa		Orange County	
	Median Income	Population	Median Income	Population
White	$91,959[1]	72.2%	$98,535[1]	64.3%
All Households	$90,370	--	$94,441	--
Notes: 1. Median income in the past 12 months (in 2020 inflation-adjusted dollars) *Source: American Community Survey, 5-Year Estimates, 2020.*				

Disparities in Access to Opportunity

The UC Davis Center for Regional Change and Rabobank partnered to develop the Regional Opportunity Index (ROI) intended to help communities understand local social and economic opportunities. The goal of the ROI is to help target resources and policies toward people and places with the greatest need to foster thriving communities. The ROI incorporates both "people" and "place components, integrating economic, infrastructure, environmental, and social indicators into a comprehensive assessment of the factors driving opportunity."

The ROI: People is a relative measure of people's assets in education, the economy, housing, mobility/transportation, health/environment, and civic life as follows:

- Education Opportunity: Assesses people's relative success in gaining educational assets, in the form of a higher education, elementary school achievement, and regular elementary school attendance.
- Economic Opportunity: Measures the relative economic well-being of the people in a community, in the form of employment and income level.
- Housing Opportunity: Measures the relative residential stability of a community, in the form of homeownership and housing costs.
- Mobility/Transportation Opportunity: Contains indicators that assess a community's relative opportunities for overcoming rural isolation.
- Health/Environment Opportunity: Measures the relative health outcomes of the people within a community, in the form of infant and teen health and general health.
- Civic Life Opportunity: A relative social and political engagement of an area, in the form of households that speak English and voter turnout.

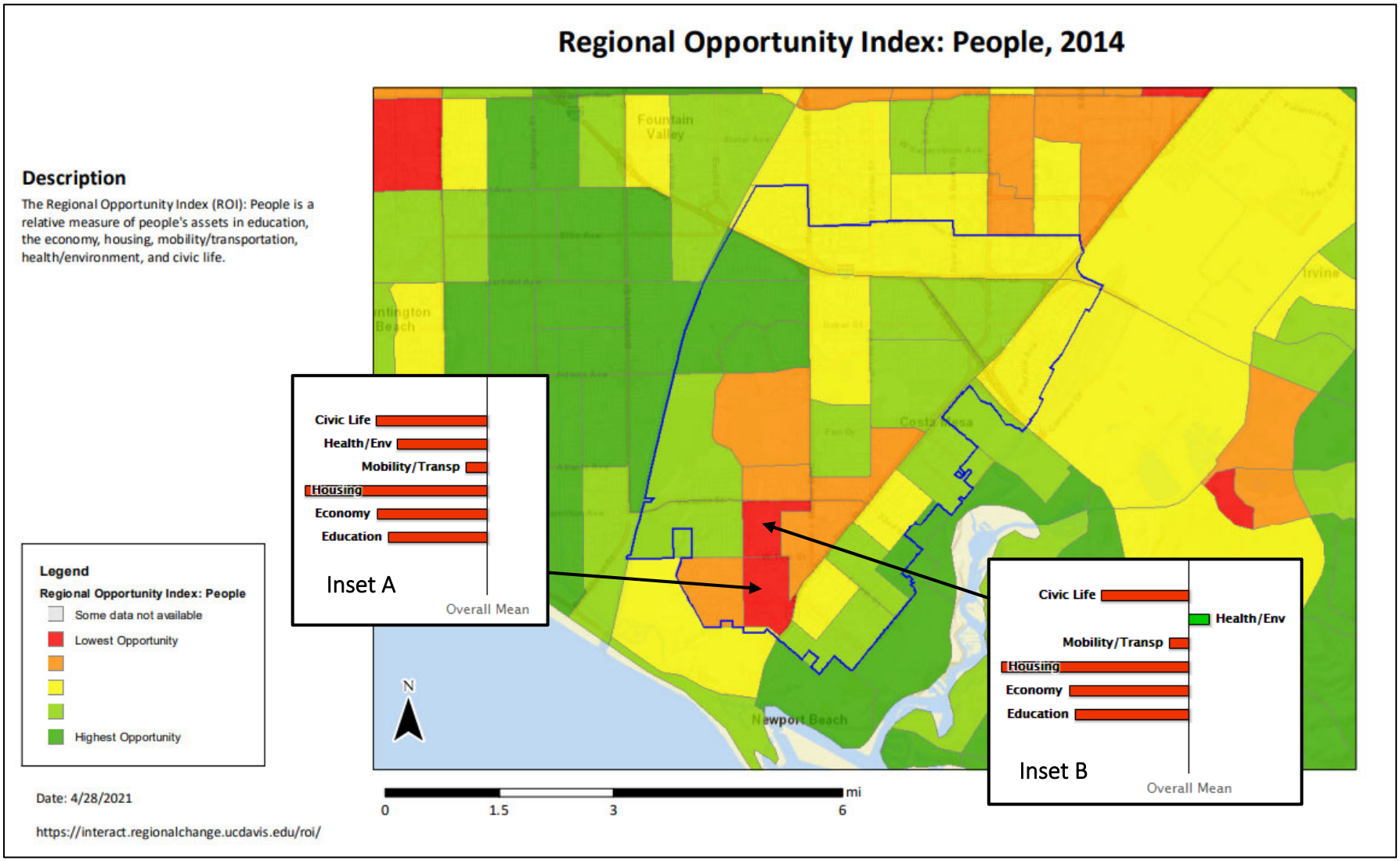
The ROI: Place is a relative measure of an area's assets in education, the economy, housing, mobility/transportation, health/environment, and civic life.

- Education Opportunity: Assesses a census tract's relative ability to provide educational opportunity, in the form of high-quality schools that meet the basic educational and social needs of the population.
- Economic Opportunity: Measures the relative economic climate of a community, in the form of access to employment and business climate.
- Housing Opportunity: Measures relative availability of housing in a community, in the form of housing sufficiency and housing affordability.
- Health/Environment Opportunity: A relative measure of how well communities meet the health needs of their constituents, in the form of access to health care and other health-related environments.
- Civic Life Opportunity: Measures the relative social and political stability of an area, in the form of neighborhood stability (living in same residence for one year) and US citizenship.

Figure 3-8 shows the ROI: People classifications throughout the City, the "ROI: People" data identifies the achievement levels that persons living within these census tracts have attained. As the figure shows, classifications vary greatly throughout Costa Mesa. The City has areas of high opportunity to the west and east of the City, but also has areas classified as the low opportunity in the southern and central regions of the City. Persons living in the areas identified as low opportunity "people" are considered to have low achievement opportunities for economic, health, and housing. The figure shows one census tract, identified as Inset B, where the general attainment for education, transportation, housing, economic opportunity, or jobs was low the residents living in this tract. Further analysis shows the census tract, identified as Inset A, has overall very low levers of education, economic, housing, transportation, and civic life attainment among residents. Low attainment levels may project generational poverty, lower levels of upward mobility, and increased challenges accessing essential resources and opportunities. Increase housing opportunities and access, specifically affordable housing, in this area can provide stability, safety, and important resources to a community. The City of Costa Mesa has identified portions of this area to accommodate future growth for low and very low-income housing.

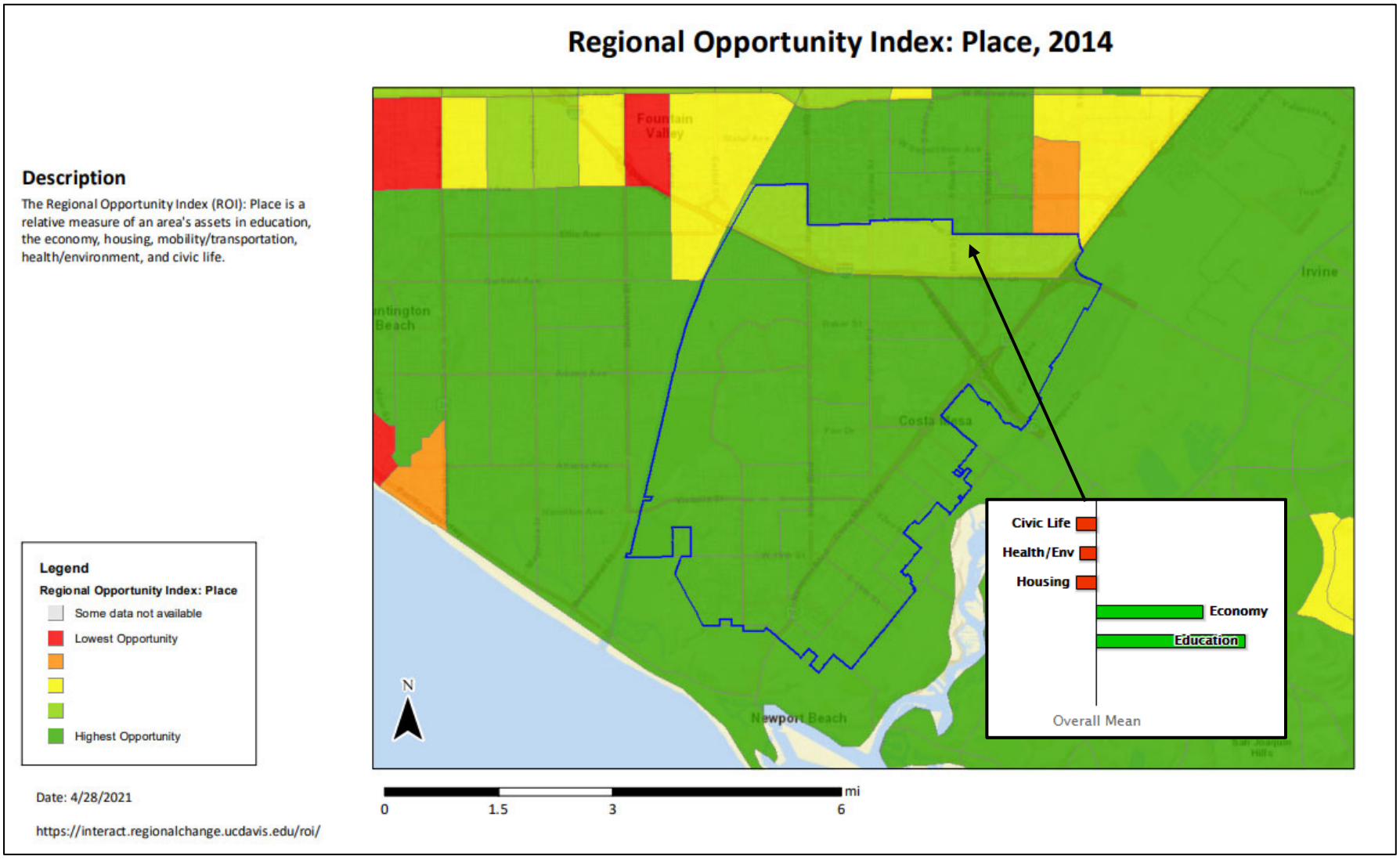
Figure 3-9 displays opportunities provided within each census tracts. The map shows that most of the City is classified as high opportunity. High opportunity areas mean that individual census tracts provide the necessary and essential resources for housing, economic or job opportunity, quality education and educational services, safe and affordable transportation, and quality civic and environmental life. Utilizing areas which provide important and essential resources, to increase housing opportunities can help to break cycles of poverty and increase overall community health. The City of Costa Mesa has identified housing opportunity sites to accommodate the RHNA in a variety of high opportunity areas.

Figure 3-8: Regional Opportunity Index, People – City of Costa Mesa



Source: UC Davis Center for Regional Change and Rabobank, 2014.

Figure 3-9: Regional Opportunity Index, Place – City of Costa Mesa

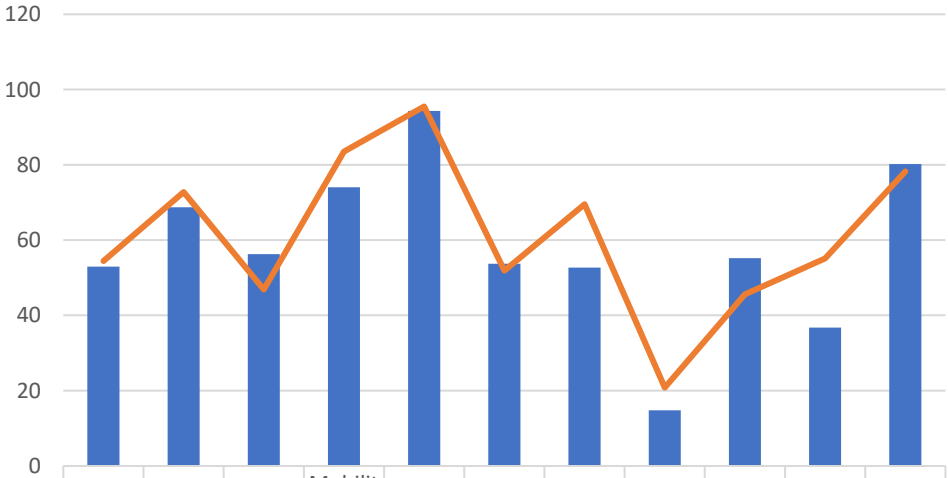


Source: UC Davis Center for Regional Change and Rabobank, 2014.

Additionally, **Table 3-19** and **Figure 3-10** below display the data for Regional Opportunity Index in Costa Mesa overall compared to the State of California. The data shows the following key findings:

- Costa Mesa residents reportedly have lower math and English proficiency levels; however, they have higher rates of college education, high school graduation, UC/CSU eligibility.
- The economic conditions in Costa Mesa are high. There is a higher rate of high-quality employment amongst residents and higher minimum basic income than the State. There are many jobs available, and that trend continues to increase.
- Costa Mesa households are predominantly renter households. Housing adequacy is the same for the City and the State, but homes in Costa Mesa are reportedly less affordable.
- The City reports high rates of available vehicles per household, as well as commute time. Costa Mesa residents spend more time traveling to and from work than residents across the State.
- Despite lower air quality reports, Costa Mesa residents have high access to medical and health care, as well as access to supermarkets.
- Costa Mesa residents have high rates of English fluency, despite slightly lower rates of citizenship.

Figure 3-10: Regional Opportunity Index, Costa Mesa and California



	Education: People	Economy: People	Housing: People	Mobility/Trans: People	Health/Env: People	Civic Life: People	Education: Place	Economy: Place	Housing: Place	Health/Env: Place	Civic Life: Place
Statewide Average	52.95	68.74	56.26	74.02	94.31	53.7	52.68	14.77	55.19	36.73	80.19
City of Costa Mesa	54.44	72.78	46.85	83.51	95.51	51.87	69.51	20.83	45.61	55.11	78.24

Source: UC Davis Center for Regional Change and Rabobank, 2014.

Table 3-19: Opportunity Indicators, Costa Mesa and California			
ROI Indicator		Costa Mesa	California
Education	**People**		
	College Educated Adults	**45%**	38%
	Math Proficiency	**67%**	70%
	English Proficiency	**63%**	65%
	Elementary Truancy	**24%**	24%
	Place		
	High School Graduation Rate	**93%**	83%
	UC/CSU Eligibility	**53%**	41%
	Teacher Experience	**66%**	36%
	High School Discipline Rate	**8%**	6%
Economic	**People**		
	Employment Rate	**92%**	89%
	Minimum Basic Income	**66%**	64%
	Place		
	Job Availability	**1291.12**	701.75
	Job Quality	**50%**	40%
	Job Growth	**4%**	3%
	Bank Accessibility	**0.38**	0.24
Housing	**People**		
	Home Ownership	**39%**	55%
	Housing Cost Burden	**50%**	52%
	Place		
	Housing Adequacy	**91%**	91%
	Housing Affordability	**0.14**	0.19
Mobility	**People**		
	Vehicle Availability	**88%**	86%
	Commute Time	**73%**	60%
	Internet Access	**4.81**	4
Health/Environmental	**Place**		
	Infant Health	**96%**	95%
	Birth to Teens	**5%**	7%
	Years of Life Lost	**25.68**	29.84
	Place		
	Air Quality	**9.35**	10.01
	Prenatal Care	**91%**	83%
	Access to Supermarket	**65%**	53%
	Health Care Availability	**3.63**	1.76
Civic Life	**People**		
	Voting Rates	**27%**	31%
	English Speakers	**91%**	88%
	Place		
	US Citizenship	**81%**	83%
	Neighborhood Stability	**83%**	85%

Source: UC Davis Center for Regional Change and Rabobank, 2014.

California Tax Credit Allocation Committee (TCAC) Opportunity Area Maps

The Department of Housing and Community Development together with the California Tax Credit Allocation Committee established the California Fair Housing Task Force to provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD). The Task force developed the TCAC/HCD Opportunity Area Maps to understand how public and private resources are spatially distributed. The Task force defines opportunities as pathways to better lives, including health, education, and employment. Overall, opportunity maps are intended to display which areas, according to research, offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health.

According to the Task Force's methodology, the tool allocates the 20 percent of the tracts in each region with the highest relative index scores to the "Highest Resource" designation and the next 20 percent to the "High Resource" designation. Each region then ends up with 40 percent of its total tracts as "Highest" or "High" resource. These two categories are intended to help State decision-makers identify tracts within each region that the research suggests low-income families are most likely to thrive, and where they typically do not have the option to live—but might, if given the choice. As shown in **Figure 3-11a** below, much of Costa Mesa is classified moderate to high resource areas with pockets of low resource areas in the southwest region of the City. Costa Mesa has one area identified in **Figure 3-11b** classified as high segregation and poverty in the southern area of the City – census tract 636.05. This census tract includes industrial, residential, and retail/commercial uses, as well as the Costa Mesa Senior Center and new Superior Pointe and 17 West residential developments. While the area is identified as high segregation and poverty, it has seen much redevelopment over recent years and the median home value according to 2020 ACS 5-Year Estimates is $922,500. The median contract rent for the census tract is $1,665, and the median household income is $71,150.

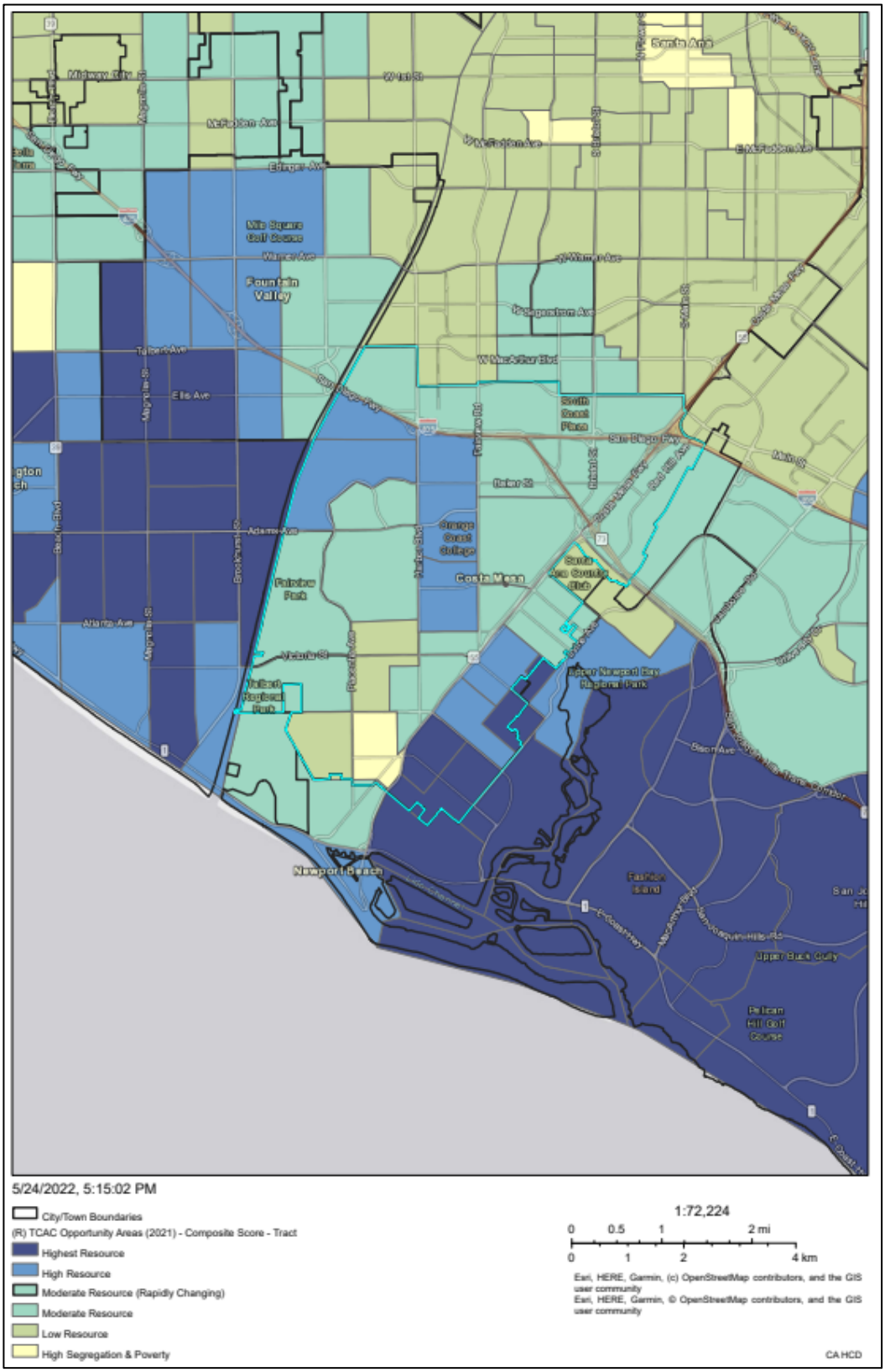
These census tracts sit within part of the westside Costa Mesa community bound roughly by 19th Street to the north, Anaheim Avenue and Newport Blvd (55 Freeway) to the east, Industrial Way and 16th Street to the south, and Placentia Avenue to the north. The following is a qualitative analysis of the area based on observation and historical reference:

- The northern portion between 18th and 19th Streets is primarily single and lower density multi-family residential with some neighborhood serving commercial (including two grocery stores in Smart & Final and El Metate Market) along 19th Street. Roadways are clean and sidewalk improvements were made approximately two years ago along Center Street and Pomona Avenue with a new slurry seal applied to most streets in the neighborhood around the same time.
- Directly adjacent to this area across Anaheim Avenue is the renovated Downtown Recreation Center and new Norma Hertzog Community Center, Costa Mesa (Donald Dungan Branch) Library, and Lions Park playground and ball fields. The City invested approximately $36.5 million into renovation of the area which serves as a vital resource to the surrounding neighborhoods. The library and parks host community events and the Downtown Recreation Center host youth and adult sports leagues and daycare services for families. This area is also approximately a quarter mile from one of the City's main commercial hubs in the Triangle Square shopping Center and Costa Mesa Courtyards shopping centers.

- This area contains the Shalimar Drive neighborhood which has been found to require greater attention from code enforcement due to housing conditions. This analysis is described in Section 2.F.4 (Housing Age and Condition). Within that section, the City describes investment into the area through Community Clean-Up Days, staff time, and donations to community businesses and non-profit community groups multiple times per year.
- South of 17th Street is a mixture of light industrial/office and new townhome communities developed within the last four years. Portions of the street frontage and public ROW improvements along 17th Street, Pomona Avenue, and Superior Avenue have all been newly constructed as part of these new communities.
- Most all streets contain dedicated sidewalks with limited cracking or damage. Some industrial local roadways such as Commercial Way see roadway conditions typical throughout the City in light industrial areas, such as the areas further west between Placentia and Monrovia, along Harbor Blvd, and in the northeast portion of the City adjacent to the airport. These are maintained regularly through the City's CIP.
- Placentia Avenue, which serves as the western boundary of the area, is a major thoroughfare through the City and has consistent sidewalk and on-street dedicated bike lanes which provide safe transit routes to Estancia High School directly to the north.
- There are no school facilities within these census tracts but they are served by local schools in adjacent neighborhoods accessed by local neighborhood roads. School buses have regular pick ups at the Costa Mesa Women's Club parking lot and at several stops in the area to transport K-5 students to local public schools.
- All major roadways in this area (16th, 17th, 18th, 19th Streets and Pomona, Placentia, and Anaheim Avenues) are maintained consistent with the rest of the City and none show a current need for major repair.
- The Orange County Transportation Authority (OCTA) runs multiple bus lines (47, 55, 178) along 17th Street, 19th Street, and Placentia Avenue regularly with approximately 15 minute headways for most routes during weekdays.

As demonstrated above, these areas have recently received a large amount of City investment through the Downtown Recreation Center, Library, and Lions Park projects. These projects added vital community amenities and improved corresponding streets and public ROW areas. These census tracts, while designated as an Area of High Segregation and Poverty, see community investment consistent with or in excess of the typical condition citywide. Program 2L is included in the Housing Plan to facilitate access to funding, priority processing, and outreach for lower income households, including those located in census tract 636.05. Program 4I is also included to specifically address the high segregation and poverty finding for census tract 636.05 by partnering with local community-based organizations, stakeholders and groups who provide supportive resources and programs to further identify specific needs of this community and connect community members with appropriate resources.

Figure 3-11a: TCAC/HCD Opportunity Map – Costa Mesa and Surrounding Region



Source: California Tax Credit Allocation Committee and Department of Housing and Community Development, 2021.

Figure 3-11b: TCAC/HCD Opportunity Map – High Segregation and Poverty (2021)



Source: California Tax Credit Allocation Committee and Department of Housing and Community Development, 2021.

Opportunity Areas – Education

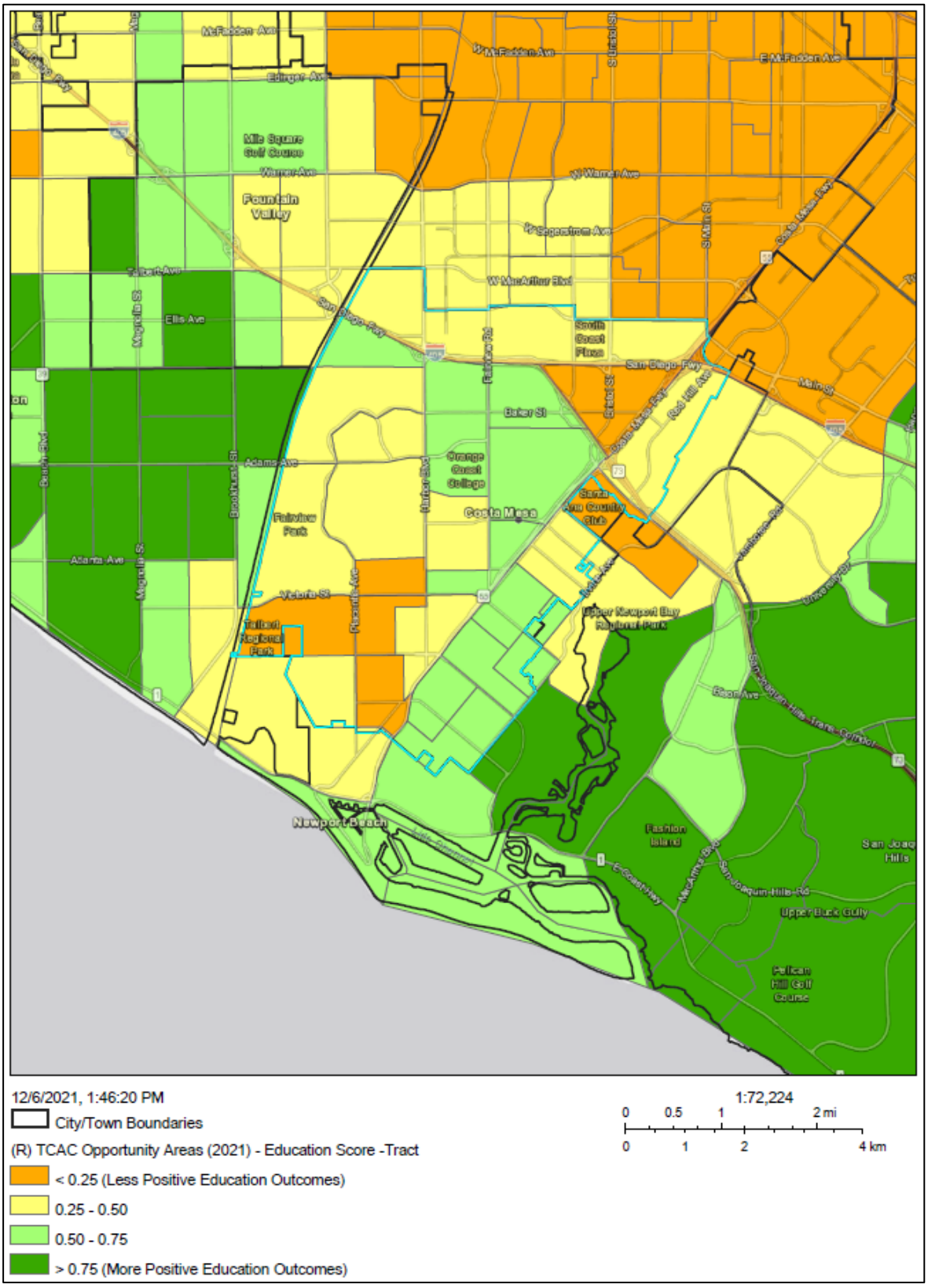
The TCAC/HCD Opportunity Area Maps include education data, as illustrated in Figure 3-12. This data represents opportunity levels based on the following four factors:

- Math proficiency – Percentage of 4th graders who meet or exceed math proficiency standards.
- Reading proficiency – Percentage of 4th graders who meet or exceed literacy standards.
- High school graduation rates – Percentage of high school cohort that graduated on time.
- Student poverty rate – Percentage of students not receiving free or reduced-price lunch.

As Figure 3-12 shows, the City has a variety of education outcome scores. The more positive education outcomes are located over East Side Costa Mesa, east of the 55 Freeway, as well as over the neighborhoods south of the 405-freeway and in the center of the City. The area of the City west of Harbor Boulevard and north of Fairview Park are rated moderate for educational outcomes. West Side Costa Mesa in the City's south-western region has the lowest educational outcome.

Title 1 schools receive additional government funding to assist their lower-income student base who are at risk of falling behind. Within Newport-Mesa Unified School District, there are a total of 10 elementary schools, 2 middle schools, and 2 high schools. The following 3 elementary schools are Title 1 schools: Davis Elementary School, Heinz Kaiser Elementary School, and Woodland Elementary School. Davis Elementary School is located in the center of Costa Mesa just north of the OC Fairgrounds and Heinz Kaiser and Woodland Elementary Schools are both located in East Side Costa Mesa between the 55 Freeway and the Upper Newport Bay State Marine Conservation Area.

Figure 3-12: TCAC/HCD Opportunity Map – Education



Source: California Department of Housing and Community Development – AFFH Data Viewer

Opportunity Indicators

Opportunity indicators also help inform communities about disparities in access to opportunity. The Department of Housing and Urban Development (HUD) developed the opportunity indicators to help inform communities about disparities in access to opportunity, the scores are based on nationally available data sources and assess resident's access to key opportunity assets in the City. Table 3-20 provides the index scores (ranging from zero to 100) for the following opportunity indicator indices:

- **Low Poverty Index:** The low poverty index captures poverty in a given neighborhood. The poverty rate is determined at the census tract level. The higher the score, the less exposure to poverty in a neighborhood.
- **School Proficiency Index:** The school proficiency index uses school-level data on the performance of 4th grade students on state exams to describe which neighborhoods have high-performing elementary schools nearby and which are near lower performing elementary schools. The higher the score, the higher the school system quality is in a neighborhood.
- **Labor Market Engagement Index:** The labor market engagement index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood. This is based upon the level of employment, labor force participation, and educational attainment in a census tract. The higher the score, the higher the labor force participation and human capital in a neighborhood.
- **Transit Trips Index:** This index is based on estimates of transit trips taken by a family that meets the following description: a three-person single-parent family with income at 50% of the median income for renters for the region (i.e. the Core-Based Statistical Area (CBSA)). The higher the transit trips index, the more likely residents in that neighborhood utilize public transit.
- **Low Transportation Cost Index:** This index is based on estimates of transportation costs for a family that meets the following description: a three-person single-parent family with income at 50 percent of the median income for renters for the region/CBSA. The higher the index, the lower the cost of transportation in that neighborhood.
- **Jobs Proximity Index:** The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region/CBSA, with larger employment centers weighted more heavily. The higher the index value, the better the access to employment opportunities for residents in a neighborhood.
- **Environmental Health Index:** The environmental health index summarizes potential exposure to harmful toxins at a neighborhood level. The higher the index value, the less exposure to toxins harmful to human health. Therefore, the higher the value, the better the environmental quality of a neighborhood, where a neighborhood is a census block-group.

Table 3-20 below displays the opportunity indices by race and ethnicity for persons in Costa Mesa. According to the data, there is some poverty among the population of Costa Mesa, across all racial/ethnic groups. There are higher levels of poverty among the Hispanic and Native American populations. All racial/ethnic groups in Costa Mesa experience levels of environmental health below 50, meaning all residents are exposed to a higher degree of environmental pollutants. Otherwise, the data shows the City has high marks for school proficiency, labor market, transit, transportation cost, and job proximity.

Table 3-20: Opportunity Indicators, City of Costa Mesa							
(Costa Mesa, CA CDBG) Jurisdiction	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
Total Population							
White, Non-Hispanic	60.10	72.71	73.56	89.69	81.33	83.04	28.03
Black, Non-Hispanic	55.04	70.24	69.80	90.47	83.27	83.47	25.72
Hispanic	40.06	60.53	56.72	90.42	83.05	78.57	30.24
Asian or Pacific Islander, Non-Hispanic	61.51	71.28	73.20	90.57	82.88	87.44	22.65
Native American, Non-Hispanic	53.54	70.81	68.03	90.49	82.74	81.69	28.26
Population Below Federal Poverty Line							
White, Non-Hispanic	53.85	69.80	68.91	90.07	82.43	80.51	28.58
Black, Non-Hispanic	61.70	78.78	82.00	91.46	84.89	87.37	19.50
Hispanic	33.36	56.69	51.57	90.56	83.60	78.70	31.40
Asian or Pacific Islander, Non-Hispanic	55.36	71.81	73.29	90.38	83.08	84.52	24.46
Native American, Non-Hispanic	50.53	67.96	56.06	91.85	77.66	85.70	19.03
Source: Department of Housing and Urban Development, Affirmatively Furthering Fair Housing Online Mapping tool, Decennial Census; ACS; Great Schools; Common Core of Data; SABINS; LAI; LEHD; NATA							

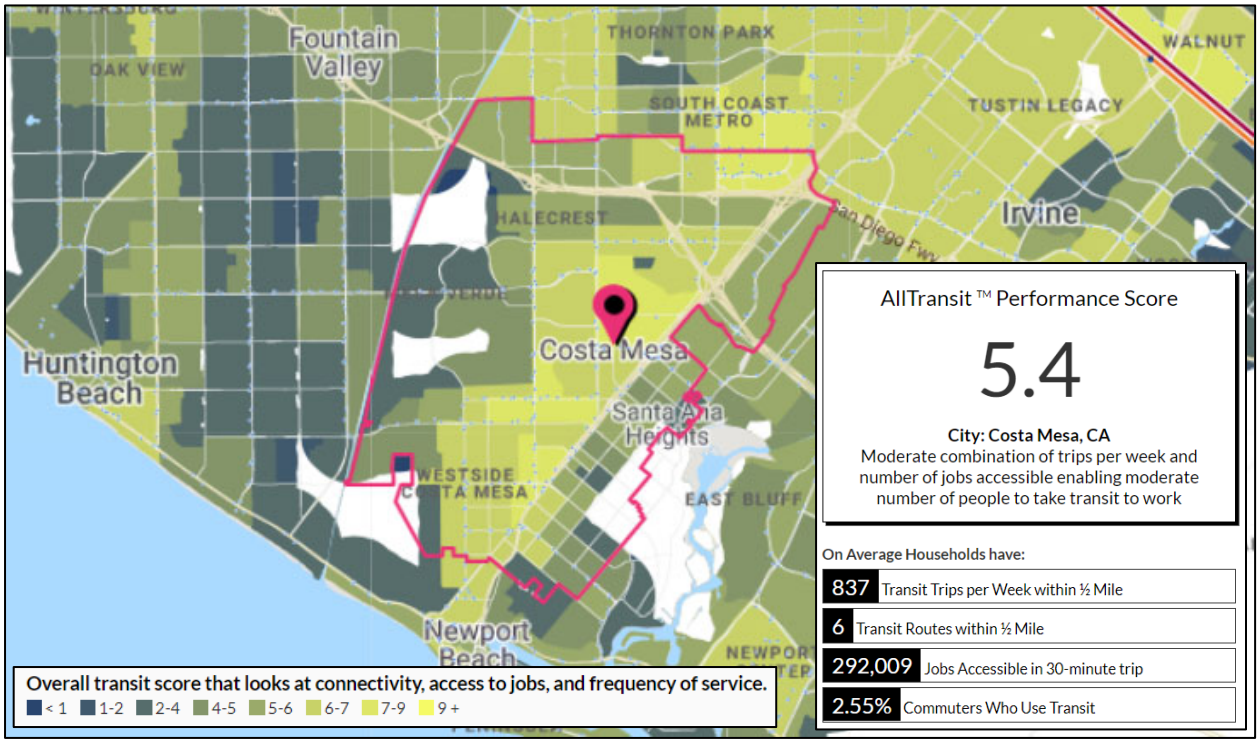
Access to Transit

Transit explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service. According to the data provided and as shown in Figure 3-13, Costa Mesa scored a 5.4 AllTransit performance score, illustrating a moderate combination of trips per week and number of jobs accessible that enable a moderate number of people to take transit to work. In comparison to neighboring cities – Huntington Beach scores a 4.4, Irvine scored a 3.6, Santa Ana scored a 6.6, and Newport Beach scored a 3.9. Access to transportation increases both the economic and environmental/health opportunities. Additionally, AllTransit provides the following data for Costa Mesa transportation:

- 98.8% of jobs are located within ½ of transit.
- 99,721 customer households have access to a business within a 30-minute transit commute.
- 2.29% of workers walk to work and 1.43% bike to work
- There are no households within a ½ miles of high frequency transit.
- On average, there are 6 transit routes within ½ of a block group on average.

Table 3-21: Opportunity Indicator – Transit					
Jurisdiction	AllTransit Performance Score	Transit Trips Per Week within 1/2 Mile	Jobs Accessible in 30-min trip	Commuters Who Use Transit	Transit Routes within 1/2 Mile
Costa Mesa	5.4	837	292,009	2.55%	6
Orange County	4.2	528	172,595	2.28%	4
Source: AllTransit Fact Sheet, Costa Mesa, 2021.					

Figure 3-13: All Transit Performance Score – Costa Mesa



Source: AllTransit Fact Sheet, 2021.

Environmental Justice

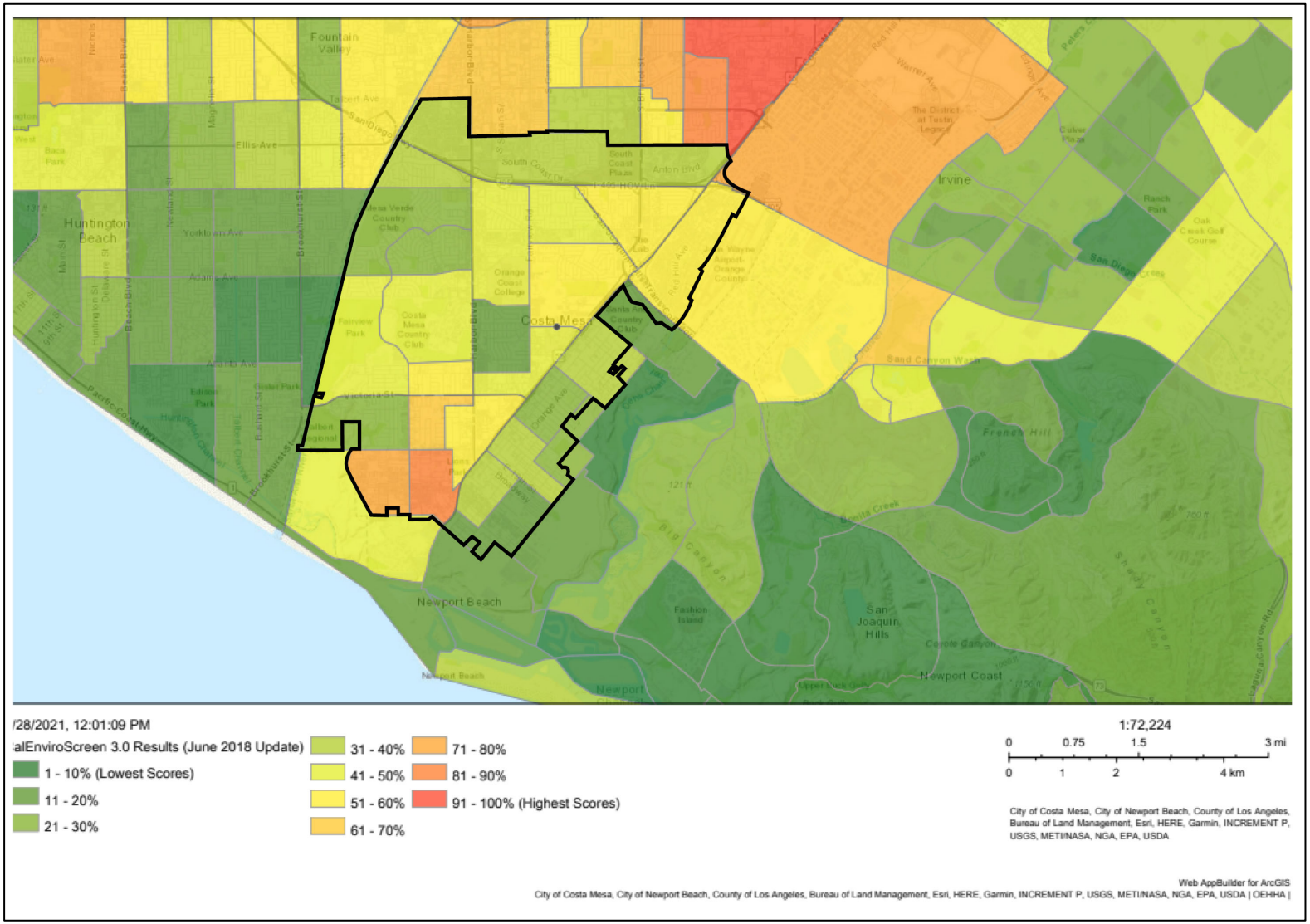
The California Office of Environmental Health Hazard Assessment (OEHHA) developed a screening methodology to help identify California communities disproportionately burdened by multiple sources of pollution called the California Communities Environmental Health Screening Tool (CalEnviro Screen). In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviro Screen also takes into consideration socioeconomic factors. These factors include educational attainment, linguistic isolation, poverty, and unemployment. Research has shown a heightened vulnerability of people of color and lower socioeconomic status to environmental pollutants. **Figure 3-14** below displays mapped results for the CalEnviro Screen in Costa Mesa and the Orange County region. The map shows that Costa Mesa is primarily moderate-scoring, with a few low-scoring census tracts and a couple high-scoring census tracts. High scores signify high levels of pollution burdens and low scores signify

low levels of pollution. **Table 3-22** and **Table 3-23** below identifies the CalEnviro Screen scores for the highest and lowest scoring census tracts in Costa Mesa, respectively.

Table 3-22: CalEnviro Screen 3.0 – Highest Scoring Census Tract (6059063605)			
Pollutant	**Percentile***	**Health Risk/Burden**	**Percentile***
Ozone	40	Asthma	47
PM 2.5	53	Low Birth Weight	78
Diesel	51	Cardiovascular Rate	33
Pesticides	0	Education	92
Toxic Releases	85	Linguistic Isolation	76
Traffic	58	Poverty	88
Drinking Water	10	Unemployment	76
Cleanups	98	Housing Burden	74
Groundwater Threats	92		
Hazardous Waste	93		
Impaired Water	0		
Solid Waste	53		
*Percentile derived using a weighted scoring system to determine average pollution burden/ socioeconomic scores relative to other census tracts. *Source: CalEnviro Screen 3.0 Map Tool, June 2018 Update. Accessed April 28, 2021.*			

Table 3-23: CalEnviro Screen 3.0 – Lowest Scoring Census Tract (6059063905)			
Pollutant	**Percentile***	**Health Risk/Burden**	**Percentile***
Ozone	40	Asthma	33
PM 2.5	53	Low Birth Weight	11
Diesel	46	Cardiovascular Rate	24
Pesticides	0	Education	27
Toxic Releases	89	Linguistic Isolation	22
Traffic	47	Poverty	34
Drinking Water	10	Unemployment	13
Cleanups	44	Housing Burden	59
Groundwater Threats	25		
Hazardous Waste	63		
Impaired Water	0		
Solid Waste	0		
*Percentile derived using a weighted scoring system to determine average pollution burden/ socioeconomic scores relative to other census tracts. *Source: CalEnviro Screen 3.0 Map Tool, June 2018 Update. Accessed May 24, 2021.*			

Figure 3-14: CalEnviro Screen, Costa Mesa (2018)



Source: CalEnviro Screen 3.0 Map Tool, June 2018 Update. Accessed April 28, 2021.

3. Discussion of Disproportionate Housing Needs

The analysis of disproportionate housing needs within Costa Mesa evaluates existing housing need, need of the future housing population, and units within the community at-risk of converting to market-rate.

Existing Needs

As described in **Section 3.G.1** of this Housing Element, the Orange County Housing Authority (OCHA) administers Section 8 Housing Choice vouchers within the City of Costa Mesa. For the 2020 year, there were a total of 561 Section 8 voucher holders within the community: 110 for persons with disabilities, 394 for seniors, and 54 families with at least one dependent.

Housing Needs in Costa Mesa

A variety of factors affect housing needs for different households. Most commonly, disability, household income, and household characteristics shape the type and size of housing needed, as well as accessibility based on existing units in a City. **Tables 3-24** through **3-31** display data for demographic characteristics of Costa Mesa, as compared to Orange County and the State of California. Additional detailed analysis of the Costa Mesa community is provided in **Chapter 2: Community Profile**.

Table 3-24 displays the data for persons with disabilities in the City, County, and State. Overall, about 10.6 percent of the California population has at least one disability. Orange County and the City of Costa Mesa both have lower percentages by about 2 percent less persons with disabilities. Ambulatory, Independent Living, and Cognitive Difficulties are the top three most common disabilities for all three jurisdictions, in order starting from most common. These figures may be reflective of disabilities commonly found amongst the senior population. Each of reasonable accommodation procedures and opportunity for accessible housing can provide increased housing security for the population with disabilities.

Table 3-24: Population by Disability Type by Geography, 2019

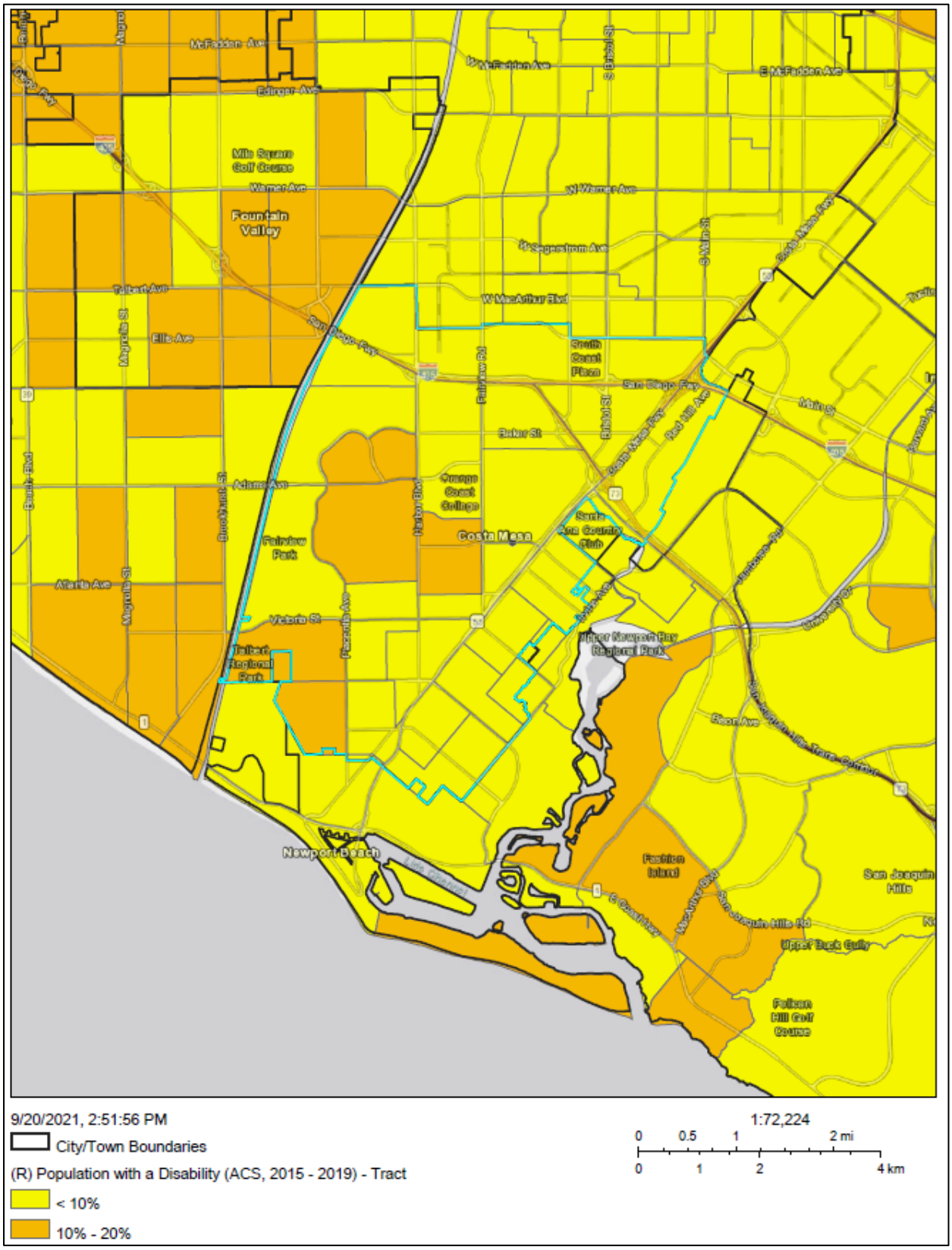
Disability Type	Costa Mesa	Orange County	California
Hearing Difficulty	2.4%	2.5%	2.9%
Vision Difficulty	1.6%	1.5%	2%
Cognitive Difficulty	3.4%	3.4%	4.3%
Ambulatory Difficulty	4.3%	4.5%	5.8%
Self-Care Difficulty	1.7%	2.2%	2.6%
Independent Living Difficulty	3.8%	4.3%	5.5%
Total with a Disability*	**8.3%**	**8.5%**	**10.6%**

* Total of noninstitutionalized population with at least one disability.

Source: American Community Survey, 5-Year Estimates, 2019.

Figure 3-15 shows the population with a disability throughout the City. As illustrated, the majority of the City has census tracts that report less than 10 percent of a disabled population. There are a few census tracts with a population of 10 to 20 percent reporting at least one disability.

Figure 3-15: Population with a Disability, Costa Mesa



Source: California Department of Housing and Community Development – AFFH Data Viewer

Table 3-25 and Table 3-26 displays household type and income data for the State, County, and City. Overall, Orange County has the largest percentage of family households (71.7 percent) and Costa Mesa has the smallest with about 10 percent less. Costa Mesa has the lowest percentage of female households without a spouse. Non-family households represent the largest household type in Costa Mesa at 40.5 percent, which is about 9 percent more than California and 12 percent more than Orange County. About 40 percent households in both the State and the County have at least one person above the age of 60, while there are about 30 percent of households in Costa Mesa with at least one person over the age of 60. Different household types have varying housing needs – senior households may benefit from reasonable accommodation procedures and being located near medical facilities, single-parent households may benefit from affordable housing options due to limited income, and family households may benefit from larger housing units located near community areas and schools.

Table 3-25: Population by Familial Status by Geography, 2019

Familial Status	Costa Mesa	Orange County	California
Family Households	59.5%	71.7%	68.7%
Married-Couple Family Households	43.2%	54.9%	49.8%
With Related Children Under 18	29.3%	34.1%	34%
Female Households, No Spouse	10.1%	11.5%	13%
Non-Family Households	40.5%	28.3%	31.3%
Households with One or More People 60 Years+	29.5%	39.9%	39.1%
Total Households	**40,986**	**1,037,492**	**13,044,266**

Source: American Community Survey, 5-Year Estimates, 2019.

Table 3-26 provides a breakdown on incomes for the State, County, and City. The majority of households in each region earn between $100,000 and $200,000 annually. Orange County has the highest median income at $90,234, about $6,000 more than for Costa Mesa and $15,000 more than for California as a whole.

Table 3-26: Households by Income by Geography, 2019

Household Income	Costa Mesa	Orange County	California
Less than $10,000	4.5%	4.2%	4.8%
$10,000-$14,999	2.3%	2.7%	4.1%
$15,000-$24,999	5.6%	5.6%	7.5%
$25,000-$34,999	6%	6%	7.5%
$35,000-$49,999	9.5%	8.8%	10.5%
$50,000-$74,999	15.8%	14.6%	15.5%
$75,000-$99,999	13.9%	12.8%	12.4%
$100,000-$149,999	19.9%	18.6%	16.6%
$150,000-$199,999	10%	11.1%	8.9%
$200,000 or More	12.4%	15.5%	12.2%
Median Income	**$84,138**	**$90,234**	**$75,235**

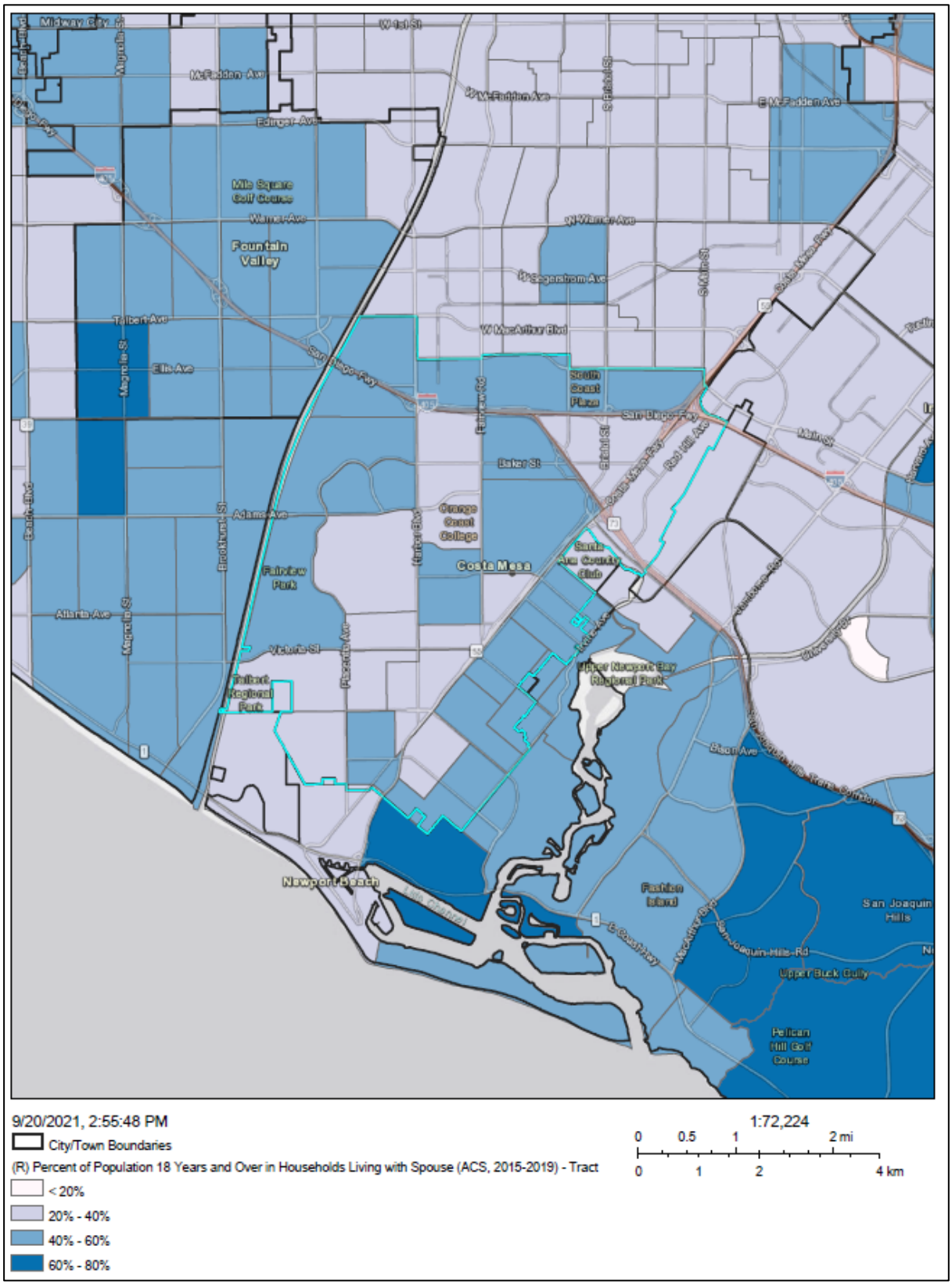
Source: American Community Survey, 5-Year Estimates, 2019.

Figure 3-16 below shows the City has varying rates of married-couple households throughout its different census tracts. In general, the map shows the eastern and western edges of the City, which are predominantly single-family neighborhoods, have the highest rates of married-couple households (40-60 percent). Towards the center of the City, census tracts report approximately 20 to 40 percent married-couple households.

When compared to Figure 3-17, the census tracts with the highest rates of married-couple households overlap with the highest rates of children living in married-couple family households. Costa Mesa has a generally high propensity of children living in married-couple family households throughout most census tracts. In comparison to neighboring communities, however, Costa Mesa has less census tracts with children in married-couple family households.

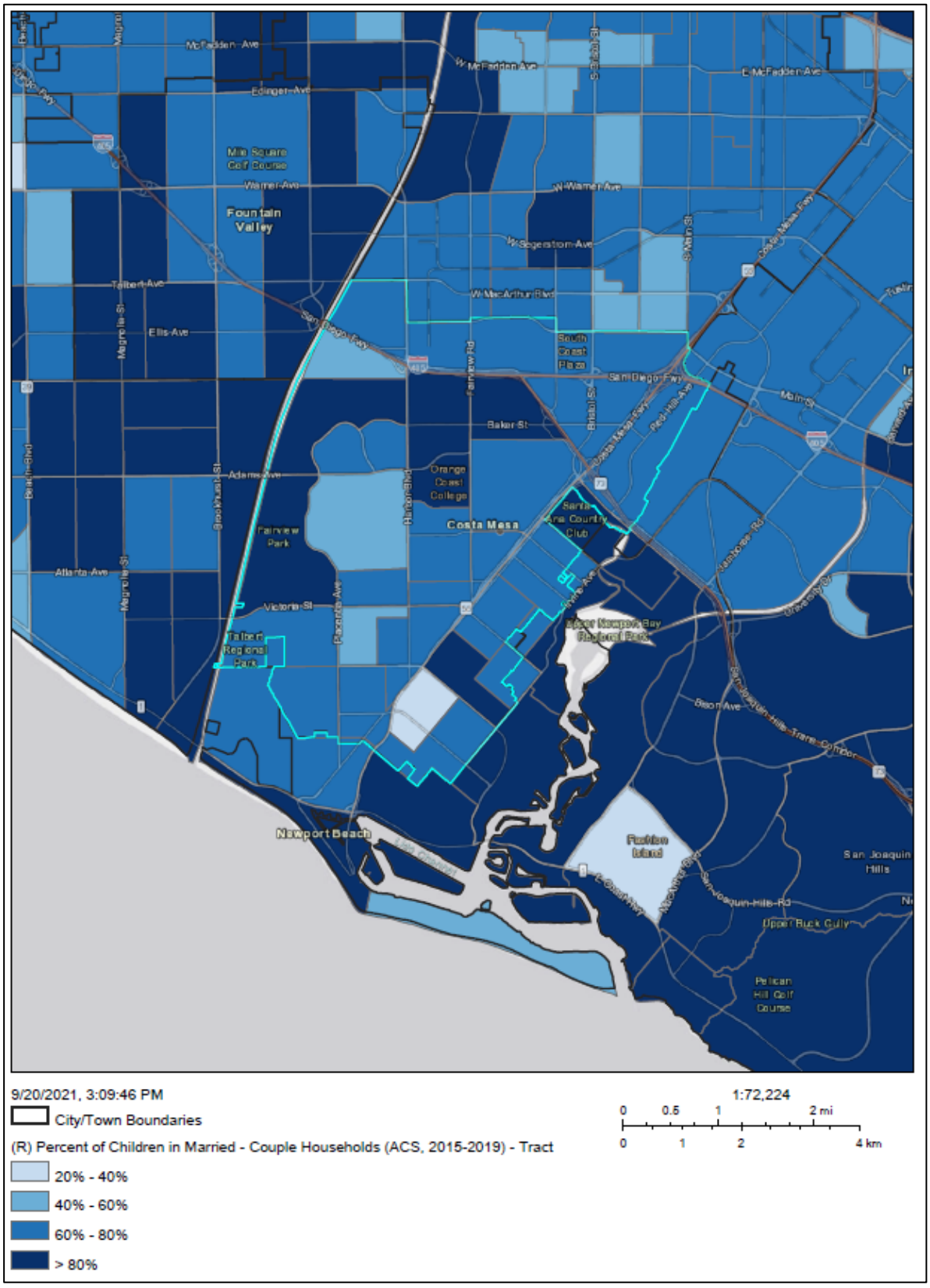
Figure 3-18 shows the City, as with its neighboring communities, has very low rates of children living in female-headed households with no spouse present. Most of the City reports approximately 20 percent of less, except for a census tract towards the southern edge of the City which reports 40 to 60 percent of children living in female-headed households. This same census tract is also one of two which reports 20 to 40 percent of its population over the age of 18 living alone, as illustrated in Figure 3-19. The rest of the City has fairly low rates of individuals living alone, with the remaining census tracts reporting less than 20 percent.

Figure 3-16: Married-Couple Households, Costa Mesa



Source: California Department of Housing and Community Development – AFFH Data Viewer

Figure 3-17: Children in Married-Couple Households, Costa Mesa



Source: California Department of Housing and Community Development – AFFH Data Viewer

Figure 3-18: Children in Female-Headed Households, Costa Mesa



Source: California Department of Housing and Community Development – AFFH Data Viewer

Figure 3-19: Individuals Living Alone, Costa Mesa



Source: California Department of Housing and Community Development – AFFH Data Viewer

Table 3-27 displays data for households experiencing overpayment or cost burden in the State, County, and City. Housing cost burden can cause mainly displacement, which may create limited access to essential goods and community, as well as employment by potentially increasing commute times. The percentages of households that experience a cost burden greater than 30 percent is overall similar amongst the State, County, and City. Costa Mesa experiences higher rates of cost burden than the County by about two percent. The City also has the largest percentage of households with a cost burden over 50 percent at about 21.6 percent, compared to about 19 percent in both the State and County. Increased opportunity for affordable housing and housing assistance funds help to prevent cost burden on households.

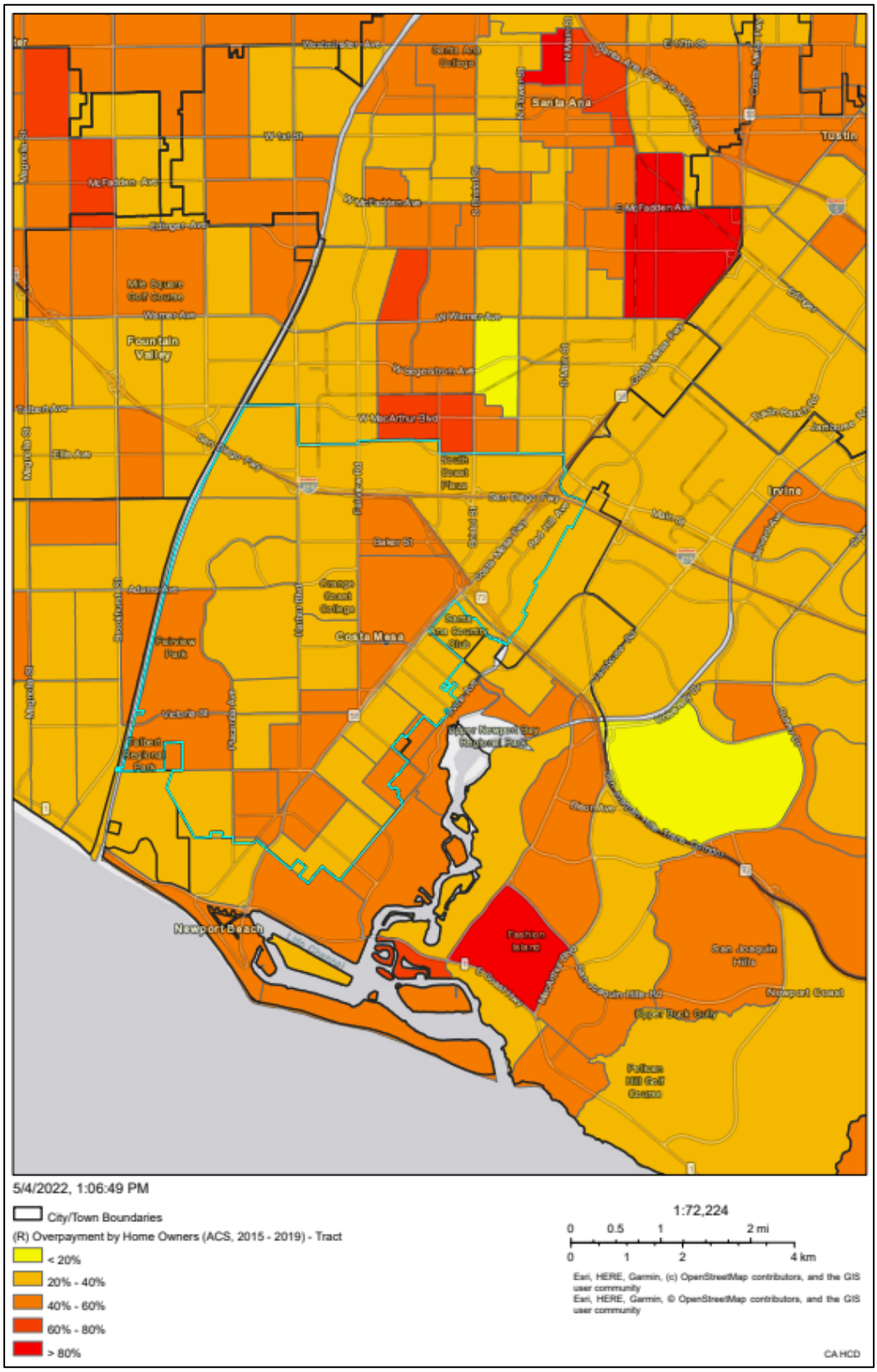
Table 3-27: Household Overpayment by Geography, 2019

Overpayment	Costa Mesa	Orange County	California
Cost Burden > 30%	42.1%	40.5%	40.1%
Cost Burden > 50%	21.6%	19.3%	19.4%
Cost Burden Not Available	1.3%	1.4%	1.4%

Source: HUD Consolidated Planning/CHAS Data, 2013-2017.

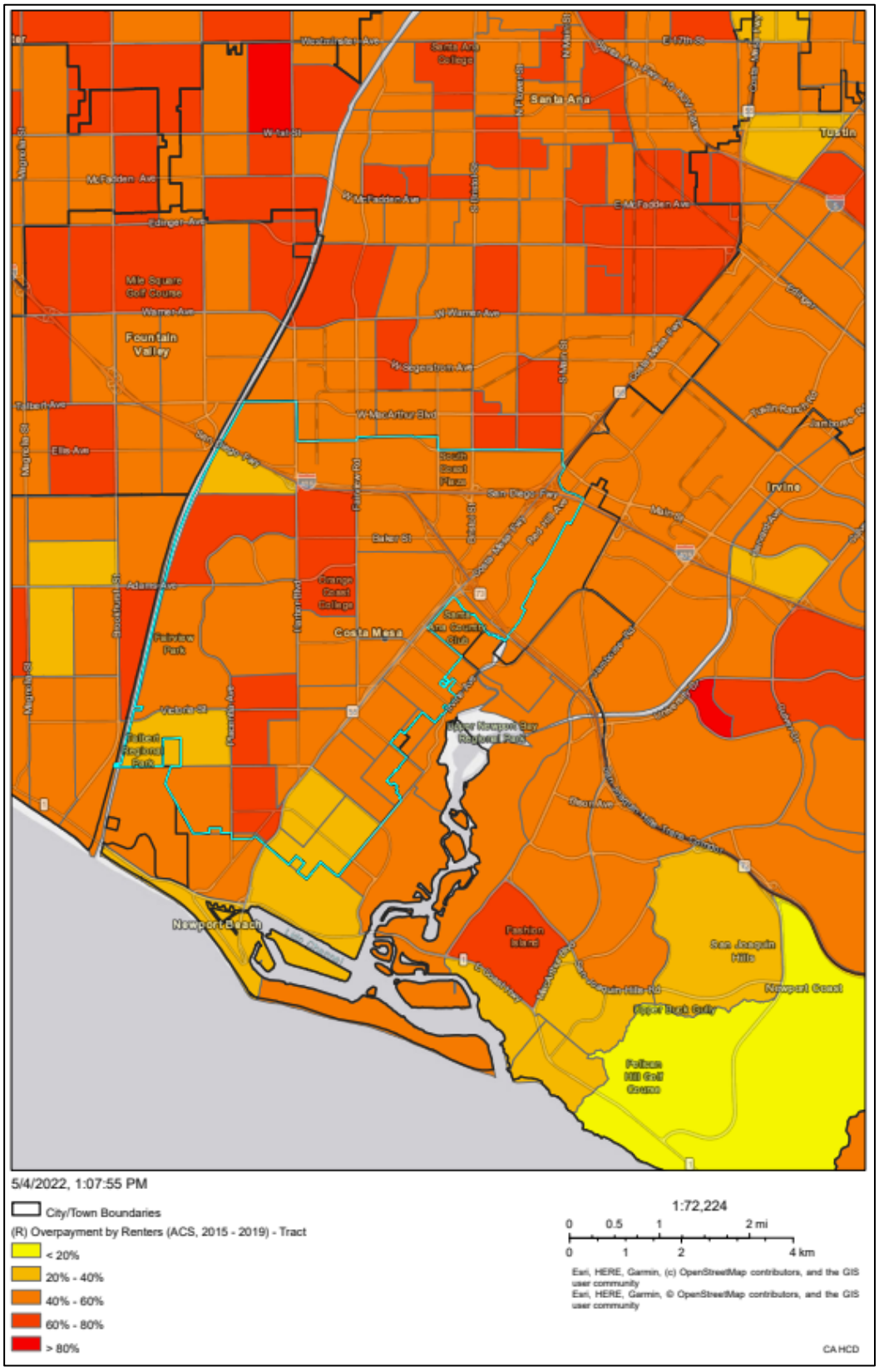
Figure 3-20 shows household overpayment for homeowners and Figure 3-21 shows household overpayment for renters. As illustrated, overpayment disproportionately affects Costa Mesa renters compared to homeowners. Overpayment for homeowners is greater in census tracts along the 55 Freeway. Overpayment for renters is higher to the south of the City in census tracts along Placentia Avenue and to the north in Mesa Verde and along Harbor Boulevard.

Figure 3-20: Overpayment by Homeowners, Costa Mesa



Source: California Department of Housing and Community Development – AFFH Data Viewer

Figure 3-21: Overpayment by Renters, Costa Mesa



Source: California Department of Housing and Community Development – AFFH Data Viewer

Table 3-28 displays data for household tenure (homeowners and renters) for the State, County, and City. Homeownership is a crucial foundation for households with low incomes to build strength, stability, and independence. The opportunity for transition into the homebuyer's market is important in a healthy housing market. Table 3-28 shows that the City of Costa Mesa has a much lower percentage of homeowners than the County and State, reporting about 38 percent, compared to 57 percent in the County and 55 percent in the State. Costa Mesa also has higher rates of renter at 62 percent, compares to 43 percent in the County and 45 percent in the State.

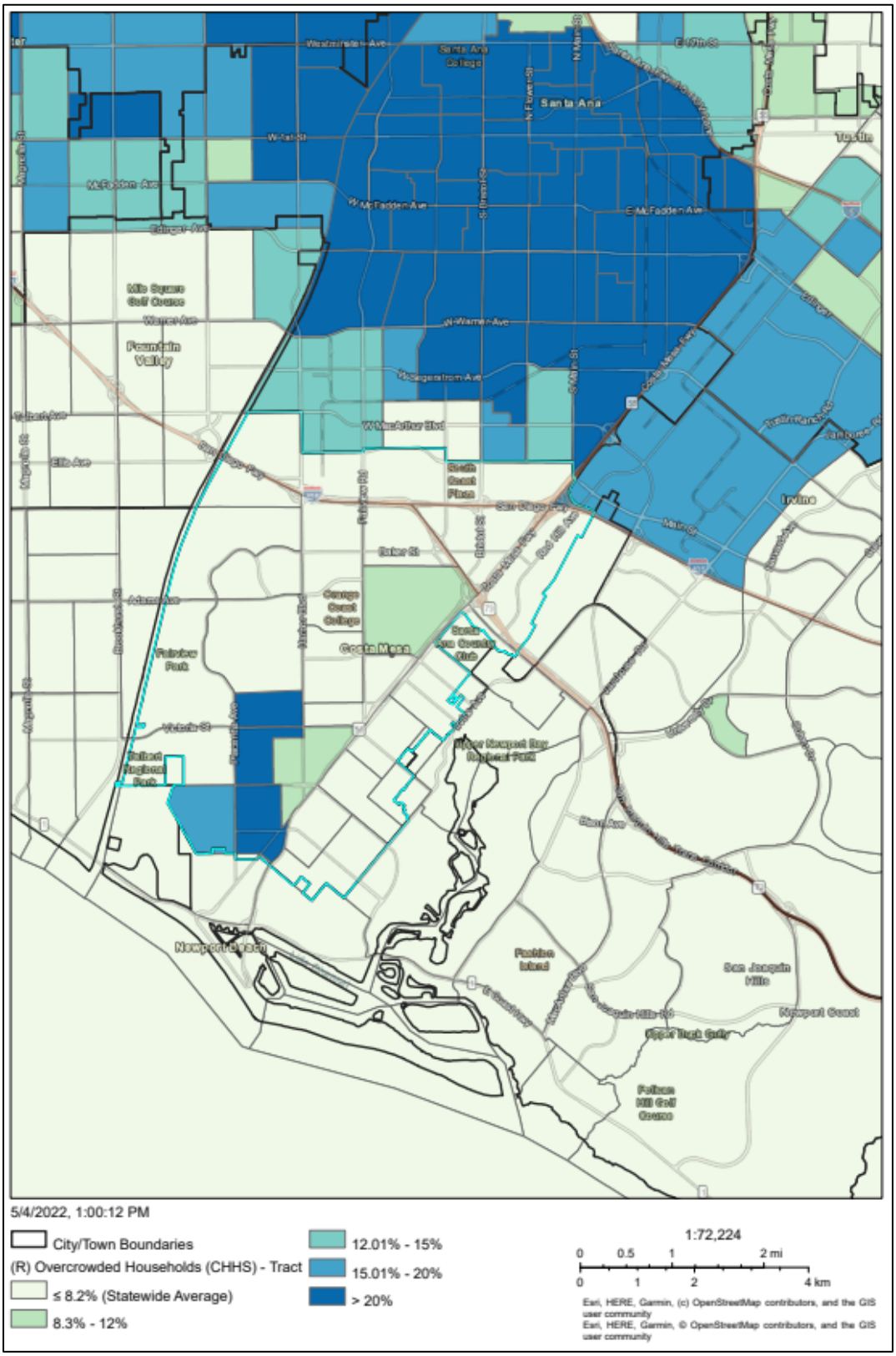
Table 3-28: Households by Tenure by Geography, 2019			
Household Tenure	Costa Mesa	Orange County	California
Owner Households	38.3%	57.4%	54.8%
Renter Households	61.7%	42.6%	45.2%
Total Occupied Housing Units	**40,986**	**1,037,492**	**13,044,266**
Source: American Community Survey, 5-Year Estimates, 2019.			

Additionally, Table 3-29 displays data for overcrowding. Overcrowding is defined as between 1.01 and 1.5 persons per bedroom in a household, and severe overcrowding is defined as more than 1.51 persons per bedroom. Overcrowding often occurs when nonfamily members combine incomes to live in one household, such as college students and roommates. Overcrowding also occurs when there are not enough size-appropriate housing options for large or multigenerational households. The City has the lowest percentages of owner-occupied households with overcrowded and severely overcrowded households compared to the County and State. Renters in Costa Mesa are disproportionately affected by overcrowding when compare to homeowners. Overall, across all three regions, owners were less affected by overcrowding and severe overcrowding.

Figure 3-22 also shows overcrowded households within the City. The figure shows three census tracts with over 20 percent of overcrowded households along Placentia Avenue west of the 55 Freeway. This also overlaps with areas of high overpayment rates for renters, higher levels of pollution burdens, low TCAC resource areas, as well as the High Segregation and Poverty area. As noted throughout this AFFH analysis, the City has placed a great amount of attention on the area. New residential developments and a new library, community center, and senior center in the area have participated in improving access to resources and general revitalization of the area. A number of candidate housing sites are located within this higher overcrowding region, and the City will work further with developers in ensuring that amenities, sidewalks, streetscape, and general conditions meet the needs of the community.

Table 3-29: Households by Overcrowding by Geography, 2019			
Overcrowding and Tenure	Costa Mesa	Orange County	California
Owner Households			
Overcrowded	0.6%	1.5%	1.6%
Severely Overcrowded	0.2%	0.6%	0.6%
Renter Households			
Overcrowded	5.3%	4.2%	3.6%
Severely Overcrowded	2.7%	2.6%	2.4%
Source: American Community Survey, 5-Year Estimates, 2019.			

Figure 3-22: Overcrowded Households, Costa Mesa



Source: California Department of Housing and Community Development – AFFH Data Viewer

Housing Stock in Costa Mesa

Table 3-30 and 3-31 display comparative housing stock data for the State, County, and City. Table 3-20 below shows data for occupied housing units by type. A variety of housing stock provides increased opportunity in communities for different size and household types. The majority of housing stock in Costa Mesa is multi-unit developments (50.6 percent for 2 or more units). Single-family housing units represent about 48 percent of the housing stock in Costa Mesa. Comparatively, single family units represent about 63 percent and 64 percent of the housing stock in the County and the State, respectively.

Table 3-30: Occupied Housing Units by Type by Geography, 2019			
Housing Unit Type	Costa Mesa	Orange County	California
1-Unit, Detached	37.9%	50.6%	57.7%
1-Unit, Attached	9.2%	12.3%	7.0%
2 Units	2.9%	1.6%	2.4%
3 or 4 Units	9.6%	6.9%	5.5%
5 to 9 Units	9.4%	6.7%	6.0%
10 to 19 Units	9.1%	5.4%	5.2%
20 or More Units	19.6%	13.7%	12.3%
Mobile Home	2.2%	2.7%	3.7%
Boat, RV, Van, etc.	0.2%	0.1%	0.1%
Source: American Community Survey, 5-Year Estimates, 2019.			

Table 3-31 below displays housing stock by year built for the City, County, and State. Older housing units generally require more upkeep, regular maintenance, and can cause a cost burden on both renters and homeowners. The majority of Costa Mesa's housing stock (68.2 percent) was built during a housing boom between 1950 and 1979. The trend is similar for the County and State, with majority of units built between 1980 and 2013. Overall, increased numbers of older housing can lead to displacement, cost burden, and substandard living conditions. An analysis of the housing stock in provided in Chapter 2: Costa Mesa Community Profile.

Table 3-31: Housing Unit by Year Built by Geography, 2019			
Year Built	Costa Mesa	Orange County	California
Built 2014 or later	2.6%	2.7%	1.7%
Built 2010 to 2013	1.0%	2.0%	1.7%
Built 2000 to 2009	5.2%	8.3%	11.2%
Built 1990 to 1999	6.3%	11.7%	10.9%
Built 1980 to 1989	12.3%	14.9%	15.0%
Built 1970 to 1979	23.6%	23.3%	17.6%
Built 1960 to 1969	26.7%	19.5%	13.4%
Built 1950 to 1959	17.9%	13.0%	13.4%
Built 1940 to 1949	3.1%	2.1%	5.9%
Built 1939 or earlier	1.3%	2.5%	9.1%
Source: American Community Survey, 5-Year Estimates, 2019.			

Future Growth Need

The City's future growth need is based on the RHNA production of 2,919 very low and 1,794 low-income units within the 2021-2029 planning period. Appendix B of this Housing Elements shows the City's ability to meet its 2021-2029 RHNA need at all income levels. This demonstrates the City's ability to accommodate the anticipated future affordable housing needs of the community.

4. Displacement Risk

The potential for economic displacement risk can result from a variety of factors, including large-scale development activity, neighborhood reinvestment, infrastructure investments, and changes in local and regional employment opportunity. Economic displacement can be an inadvertent result of public and private investment, where individuals and families may not be able to keep pace with increased property values and market rental rates.

Urban Displacement

The Urban Displacement Project developed a neighborhood change database to map neighborhood transformations and identify areas vulnerable to gentrification and displacement. This data was developed to assist local decision makers and stakeholders better plan for existing communities and provide additional resources to areas in need or at-risk of displacement and gentrification. Table 3-32 provides the criteria used to identify each displacement typology and the total number of Costa Mesa Census Tracts that currently fall within each category.

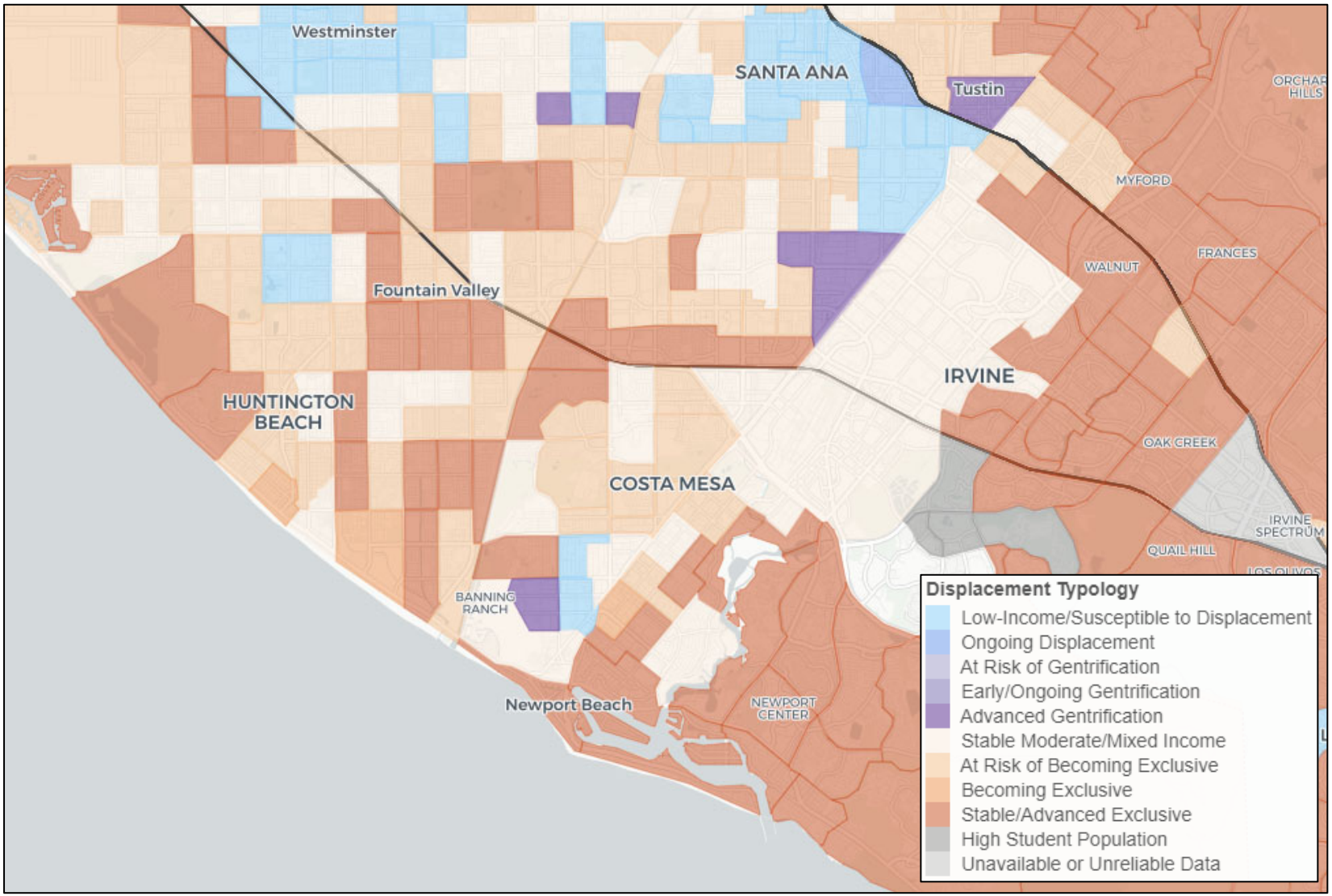
Table 3-32: Displacement Typology Criteria and Costa Mesa Census Tracts

Modified Types and Criteria	Census Tracts
Low-Income/Susceptible to Displacement • Low or mixed low-income tract in 2018.	6059063701 6059063605
Ongoing Displacement of Low-Income Households • Low or mixed low-income tract in 2018. • Absolute loss of low-income households, 2000-2018.	--
At Risk of Gentrification • Low or mixed low-income tract in 2018. • Housing affordable to low or mixed low-income households in 2018. • Didn't gentrify 1990-2000 OR 2000-2018. • Marginal change in housing costs OR Zillow home or rental value increases in the 90th percentile between 2012-2018. • Local and nearby increases in rent were greater than the regional median between 2012-2018 OR the 2018 rent gap is greater than the regional median rent gap.	--
Early/Ongoing Gentrification • Low or mixed low-income tract in 2018. • Housing affordable to moderate or mixed moderate-income households in 2018. • Increase or rapid increase in housing costs OR above regional median change in Zillow home or rental values between 2-12-2018. • Gentrified in 1990-2000 or 2000-2018.	--
Advanced Gentrification • Moderate, mixed moderate, mixed high, or high-income tract in 2018. • Housing affordable to middle, high, mixed moderate, and mixed high-income households in 2018.	6059063604

Table 3-32: Displacement Typology Criteria and Costa Mesa Census Tracts		
Modified Types and Criteria	**Census Tracts**	
• Marginal change, increase, or rapid increase in housing costs. • Gentrified in 1990-2000 or 2000-2018.		
Stable Moderate/Mixed Income • Moderate, mixed moderate, mixed high, or high-income tract in 2018.	6059062610 6059063908 6059063902 6059063803	6059063702 6059063201 6059063101
At Risk of Becoming Exclusive • Moderate, mixed moderate, mixed high, or high-income tract in 2018. • Housing affordable to middle, high, mixed moderate, and mixed high-income households in 2018. • Marginal change or increase in housing costs.	6059063903 6059063904 6059063102 6059063906 6059063905	6059063808 6059063802 6059063807 6059063202
Becoming Exclusive • Moderate, mixed moderate, mixed high, or high-income tract in 2018. • Housing affordable to middle, high, mixed moderate, and mixed high-income households in 2018. • Rapid increase in housing costs. • Absolute loss of low-income households, 2000-2018. • Declining low-income in-migration rate, 2012-2018. • Median income higher in 2018 than in 2000.	6059063301	
Stable/Advanced Exclusive • High-income tract in 2000 and 2018 • Affordable to high or mixed high-income households in 2018. • Marginal change, increase, or rapid increase in housing costs.	6059063907 6059063805 6059063806	6059063601 6059063302 6059063103
Source: Urban Displacement Project, University of California Berkeley (2021).		

Table 3-32 and Figure 3-23 both show the City is mostly made up of census tracts which are currently identified as "exclusive" or are in the process/at-risk of becoming exclusive. These areas overlap with most of the City's single-family neighborhoods. Two census tracts on the west-side of Costa Mesa and to the east of Placentia Avenue are currently identified as low-income and susceptible to displacement. The south-western-most census tract to the west of Placentia Avenue is categorized as "Advanced Gentrification", signifying a rapid increase in housing cost over the past few years. A possible reason for these classifications may be new developments within the census tract and the recently added/renovated public library, community center, and senior center. The census tracts have also seen increases in housing cost; however, this is fairly consistent with the City as a whole and the region. As detailed in the section above, the area has historically been subject to lower access to resources, higher poverty and segregation rates, and greater pollution burdens. These recent projects and investments in the community seek to improve conditions and amenities for residents. Candidate sites have also been identified in this area, as detailed in Appendix B, which may provide for future affordable housing units to increase housing choices and opportunities and amenities for existing residents. The City has worked with developers constructing new residential developments in the area and will continue to ensure that future projects consider the needs of the existing community. The Housing Plan contains a number of programs to facilitate these partnerships with both the community and housing developers, as well as limit displacement and the gentrification of the area.

Figure 3-23: Urban Displacement Project - Gentrification and Displacement



Source: Urban Displacement Project, University of California Berkeley (2021).

Inventory of Assisted Affordable Housing

Affordable covenants help to ensure that certain housing units remain affordable for an extended period of time. Covenants provide lasting affordable options to low and very low-income households in a community. Table 3-33 below provides a list of 1,144 housing units with affordability covenants, of which 75 housing units are at-risk of converting to market-rate between 2021 and 2031.

Jurisdictions are required by State Housing Element Law to analyze government-assisted housing that is eligible to convert from lower income to market rate housing over the next 10 years. State law identifies housing assistance as a rental subsidy, mortgage subsidy or mortgage insurance to an assisted housing development. Government assisted housing may convert to market rate housing for several reasons, including expiring subsidies, mortgage repayments, or expiration of affordability restrictions. Consistent with the requirements to analyze the impacts of the potential conversion of these units to market-rate units, this section provides an analysis of preservation of assisted housing units at-risk of conversion.

Table 3-33: Affordable Housing Units in Costa Mesa with Covenants

Name of Project	Address	Target Group	Potential Expiration	Funding	Target Income Level	Assisted Units
Casa Bella	1844 Park Ave.	Senior	2025	HUD Section 8	Very Low	75
Bethel Towers	678 W. 19th St.	Senior	2067	LIHTC	Low	53
St. John's Manor	2031 Orange Ave.	Senior	5/2062	HUD Section 8, HOME, Costa Mesa Redevelopment, Federal Rental Rehab	Very Low	36
Costa Mesa Family Village	2015 -2019 Pomona Ave. 755-771 W. 20th St. 1924-1932 Wallace Ave.	General	12/2038	Costa Mesa Redevelopment Ground Lease	Very Low/Low	72
Park Place Village (SRO)	1662 Newport Blvd.	General	Perpetuity	Land Use Restriction	Very Low	60
Costa Mesa Village (SRO)	2450 Newport Blvd.	General	Perpetuity	OC Housing Authority, Costa Mesa Redevelopment	Very Low	96
Newport Senior Village (SRO)	2080 Newport Blvd.	Senior	Perpetuity	Land Use Restriction	Very Low/Low	91
HOME Rehabilitation Project #1	734-744 James Street	General	4/2049	HOME	Very Low/Low	11
HOME Rehabilitation Project #3A	745 W. 18th Street	General	5/2056	HOME	Very Low/Low	3
HOME Rehabilitation Project #6	717-721 James Street	General	6/2058	HOME, Federal Rental Rehab	Very Low/Low	8
HOME Rehabilitation Project #3B	707-711 W. 18th Street	General	5/2056	Costa Mesa Redevelopment	Very Low/Low	8
Other Density Bonus Units	Scattered	General	Various	Land Use Restriction	Very Low/Low/	156

Table 3-33: Affordable Housing Units in Costa Mesa with Covenants						
Name of Project	Address	Target Group	Potential Expiration	Funding	Target Income Level	Assisted Units
					Moderate	
Harbor Village	2501 Harbor	Developmentally Disabled and General	Perpetuity	State-Owned	Very Low/Low/ Moderate	550
					TOTAL	1,144
					TOTAL UNITS AT-RISK	75

Sources:
1. *U.S. Department of Housing and Urban Development.*
2. *California Housing Partnership Corporation.*
3. *City of Costa Mesa, 2013*

Cost of Preservation of Units

While there are many options to preserving units including providing financial incentives to project owners to extend lower income use restrictions, purchasing affordable housing units by a non-profit or public agency, or providing local subsidies to offset the difference between the affordable and market rate units, the strategy considered below is to provide local rental subsidy to residents. The rent subsidy would provide financial assistance to residents if their affordable units converted to market rate. To determine the subsidy needed, Fair Market Rents were compared to market rate rents.

Table 3-34: Estimated Monthly Subsidy to Preserve "At-Risk" Units						
Unit Size	Monthly Rents		Number of Units At-Risk	Difference	Monthly Subsidy	Annual Subsidy
	Fair Market Rents[1]	Market Rate[2]				
Efficiency	$1,716	$2,293	0	$577	$0	$0
1-Bedroom	$1,905	$2,707	75	$802	$60,150	$721,800
2-Bedroom	$2,324	$3,352	0	$1,028	$0	$0
3-Bedroom	$3,178	$3,712	0	$534	$0	$0
4-Bedroom	$3,674	N/A	0	$0	$0	$0
					TOTAL	$721,800

Source:
1. HUD FY 2022 Fair Market Rent Documentation System – Santa Ana-Anaheim-Irvine, CA HUD Metro FMR Area
2. Kimley-Horn and Associate Analysis – based on apartments listed for rent across ten properties on September 22, 2021.

Cost of Replacement of Units

The City of Costa Mesa can also consider the cost of replacing the units with new construction. Construction cost estimates include all hard and soft costs associated with construction in addition to per unit land costs. The analysis assumes the replacement units are apartments with concrete block with steel frame buildings and parking provided on-site. Square footage estimates are based on estimated size of units to be replaced and assume housing units are developed on multi-family zoned properties. Land costs have been determined on a per unit basis.

Table 3-35: Replacement Cost by Unit Type of At-Risk Units					
Size of Unit	Cost Per Square Foot[1]	Average Square Foot/Unit[2]	Replacement Cost/Unit[3]	Number of Units	Total Replacement Cost
Efficiency	131.24	508	$66,670	0	$0
1-Bedroom	131.24	761	$99,874	75	$7,490,523
2-Bedroom	131.24	1,080	$141,739	0	$0
3-Bedroom	131.24	1,390	$182,424	0	$0
4-Bedroom	131.24	N/A	N/A	0	$0
				TOTAL	$7,490,523

Source:
1. International Code Council – August 2020 Report.
2. Kimley-Horn and Associate Analysis – based on apartments listed for rent across ten properties on September 22, 2021.
3. Includes financing and land acquisition costs of $30,000 per unit.

Resources for Affordable Housing Units

A variety of programs exist to help cities acquire, replace, or subsidize at-risk affordable housing units. The following summarizes financial resources available:

- **Community Development Block Grant (CDBG)** – CDBG funds are awarded to cities on a formula basis for housing activities. The primary objective of the CDBG program is the development of viable communities through the provision of decent housing, a suitable living environment and economic opportunity for principally low- and moderate-income persons. Eligible activities include administration, fair housing, energy conservation and renewable energy sources, assistance for economic development, public facilities and improvements and public services.
- **HOME Investment Partnership** – Local jurisdictions can receive funds by formula from the Department of Housing and Urban Development (HUD) to increase the supply of decent, safe, sanitary, and affordable housing to lower income households. Eligible activities include housing acquisition, rehabilitation, and development, homebuyer assistance, and rental assistance.
- **Section 8 Rental Assistance Program** – The Section 8 Rental Assistance Program provides rental assistance payments to owners of private, market rate units on behalf of very low-income tenants, senior citizens, disabled and/or handicapped persons, and other individuals for securing affordable housing.
- **Section 202/811 Program** – Non-profit and consumer cooperatives can receive no-interest capital advances from HUD under the Section 202 program for the construction of very low-income rental housing with the availability of supportive services for seniors and persons with disabilities. These funds can be used in conjunction with Section 811, which can be used to develop group homes, independent living facilities and immediate care facilities. The capital advance funding can also provide project rental assistance for the properties developed using the funds. Eligible activities include acquisition, rehabilitation, new construction, and rental assistance.
- **California Housing Finance Agency (CalHFA) Multifamily Programs** – CalHFA's Multifamily Programs provide permanent financing for the acquisition, rehabilitation, and preservation of new construction of rental housing that includes affordable rents for low- and moderate-income

families and individuals. One of the programs is the Preservation Loan program which provides acquisition/rehabilitation and permanent loan financing designed to preserve or increase the affordability status of existing multifamily housing projects.

- Low-Income Housing Tax Credit (LIHTC) – This program provides tax credits to individuals and corporations that invest in low-income rental housing. Tax credits are sold to those with high tax liability and proceeds are used to create housing. Eligible activities include new construction, rehabilitation, and acquisition of properties.
- California Community Reinvestment Corporation (CCRC) – The California Community Reinvestment Corporation is a multifamily affordable housing lender whose mission is to increase the availability of affordable housing for low-income families, seniors, and residents with special needs by facilitating private capital flow from its investors for debt and equity to developers of affordable housing. Eligible activities include new construction, rehabilitation, and acquisition of properties.

Qualified Entities for Preservation of Affordable Housing Units

The following organizations may potentially assist in preserving future at-risk units:

- Jamboree Housing Corporation
- Irvine Housing Opportunities, Inc.
- Bridge Housing Corporation
- The Irvine Company
- Orange County Housing Authority
- Housing Corporation of America
- Southern California Housing Development Corporation
- Century Housing

Quantified Objectives

Housing Element law requires that cities establish the maximum number of units that can be preserved over the planning period. The City's objective it to preserve the 75 affordable housing units "at-risk" of converting to market rate through policy programs provided in Chapter 4: Housing Plan.

SB 330

Effective January 1, 2020, Senate Bill 330 (SB 330) aims to increase residential unit development, protect existing housing inventory, and expedite permit processing. Under this legislation, municipal and county agencies are restricted in ordinances and polices that can be applied to residential development. The revised definition of "Housing Development" now contains residential projects of two or more units, mixed-use projects (with two-thirds of the floor area designated for residential use), transitional, supportive, and emergency housing projects. SB330 sets a temporary 5-year prohibition of residential density reduction associated with a "housing development project", from January 1, 2020, to January 1, 2025. For example, during this temporary prohibition, a residential triplex cannot be demolished and replaced with a duplex as this would be a net loss of one unit.

The City is committed to making diligent efforts to engage underrepresented and disadvantaged communities in studying displacement.

5. Summary of Fair Housing Analysis

The analysis conducted in this section regarding fair housing issues within Costa Mesa yielded the following conclusions:

- The dissimilarity analysis shows that nearly all racial and ethnic groups experience moderate to high segregation in the City of Costa Mesa. The Native Hawaiian and the Hispanic population experience the highest levels of segregation, meaning that to create a more integrated city, more than 45 percent of each respective population would need to move into a predominantly white census tract.
- There are no racially or ethnically concentrated census tracts (RECAPs) within Costa Mesa as identified by HUD. This indicates that there are no census tracts within the City with a non-white population of 50 percent or more or any census tracts that have a poverty rate that exceeds 40% or is three or more times the average tract poverty rate for the metropolitan area. However, there is one area identified as high segregation and poverty.
- The data shows that Costa Mesa has ten block groups which meet the criteria for racially concentrated areas of affluence (RCAA). RCAAs are areas which the population is predominantly white with an income over $125,000 or higher.
- The UC Davis Regional Opportunity Index shows that the majority of residents within Costa Mesa have a moderate to high level of achievement and attainment. However, there are two census tracts in the south western portion of the City which show the lowest levels of attainment and achievement for residents, these areas also overlap with the high segregation and poverty area identified by the TCAC map (Figure 3-5b).
- The UC Davis Regional Opportunity Index (ROI)shows that the majority of residents within Costa Mesa have the highest level of access to opportunity throughout the City. Additional analysis of the ROI maps show that the northern portion of the City has moderate to lower levels of access to affordable or appropriate housing.
- The City provides moderate transit trip opportunity, a score of 5.4. Additionally, about 98.8% of all City jobs are within ½ mile of transit but just under 3 percent of the working population uses public transit as a primary source of transportation.
- The City has demonstrated the ability to meet the anticipated future affordable housing needs of the community through the designation of sites to meet the very low and low income RHNA need (Appendix B: Candidate Sites and Housing Resources). These sites are dispersed throughout the community and are identified on sites with high opportunity for residential development.
- There are 75 current units with affordable covenants at risk of converting to market rate before the year 2029 in the City.
- The CalEnviro Screen mapping tool (2018) identified most of the City as “moderate” to “low to moderate” scoring, indicating moderate exposure to harmful pollutants. Additionally, the area which is identified as high segregation and poverty is the highest scoring census tract on the CalEnviro Screen map, indicating high exposure to harmful pollutants.

6. Assessment of Contributing factors to Fair Housing in Costa Mesa

Regionally Identified Contributing Factors

As identified by the AI and the above analysis the City of Costa Mesa experiences the following local contributing factors to fair housing:

- Housing Discrimination – The 2020 AI identified housing discrimination as an impediment to fair housing choice in the City. The AI reports that 609 households in Costa Mesa received fair housing services relating to general housing issues and discrimination allegations. The Fair Housing Foundation (FHF) received 65 housing discrimination inquiries with 9 based on physical or mental disability, 8 related to race, 2 related to national origin, 2 related to gender, 1 related to sexual orientation, and 5 related to familial status.
    - Through CDBG funding the City contracts with the Fair Housing Foundation to provide educational and support services to persons who experience housing discrimination in Costa Mesa. Services include: 1) responding to discrimination inquiries and complaints through screening and counseling, 2) documenting discrimination complaints by opening fair housing cases, 3) investigating discrimination complaints through extensive testing, and 4) resolving discrimination complaints through conciliation, mediation, administrative agency referrals, and litigation.
- Racial and Ethnic Segregation – The Analysis above identifies moderate segregation through the dissimilarity index analysis. Persons who identify as Hispanics, Asian, Native Hawaiian, American Indian, and Black experience over 30 percent dissimilarity with the white population in Costa Mesa. Additionally, while the R/ECAP analysis did not identify R/ECAPs in the City, there are two racially and ethnic concentrated areas of poverty near the City consisting of primarily Hispanic and Asian population.
    - During the AI report period, the City distributed literature on fair housing in English, Spanish, and Vietnamese to target neighborhoods and in conjunction with other neighborhood improvement efforts. This information was also provided at workshop events, at community centers, and at City Hall.
    - The City will continue to outreach specifically to low and very low-income residents as wells considered targeted outreach to residents with moderate and high levels of segregation,
- Unfair Lending – The Lending Analysis identifies lower rates of home loan approval for moderate, low, and very low-income residents. Additionally, applicants in Costa Mesa who identify as Black experience both lower rates of home loan approval and purchase and higher rates of home loan denial, indicating disparity in access to funding.
    - Currently, the City does not offer homebuyer assistance, but the AI reports that information on housing rehab programs are available on the City's website. The City will continue to provide important ownership information on the City's website. Costa Mesa recognizes that an educated community is an empowered commitment and will considered target education and outreach about loan purchase to residents.
- Overcrowding – the Analysis of Existing Housing Needs in Costa Mesa identified a significantly higher percentage of renters who experience overcrowding in the City than in the County and the State. Overcrowding can be an indicator of multi-generational living, however in renter ship it is

often an indicator that there are not sufficient affordable housing options causing residents to increase the number of persons per unit to lower the overall cost of housing. Overcrowding may also indicate a lack of adequate housing unit types available to residents with large families. While the City does not build housing, they will work with developers and interested parties to increase feasibility and opportunities for both affordable housing and multigenerational housing.

Locally Identified Contributing Factors

There are a number of factors and elements that contribute to and cause fair housing issues. The following lists a number of contributing factors within the City of Costa Mesa:

- **Community Opposition –** As a part of the Housing Element Update, the City hosted a variety of community engagement opportunities to gather feedback and input related housing needs. A large number of community members identified an overall objection to new housing in the City, specifically higher income housing. Traditionally, affordable housing and higher density residential projects receive community pushback or opposition. However, outreach and education can help to shift negative views of additional housing in a positive manner.

- **Lack of Investment in Specific Neighborhoods –** The TCAC map identified census tract: 06059063605 as an area of high segregation and poverty (**Figure 3-5b**); meaning the demographics of this tract are consistent with the standards for both poverty (30% of the population below the federal poverty line) and racial segregation. Additionally, this census tract is scored as lowest opportunity in civic life, health, mobility, housing, economy, and education by the UC Davis ROI: People (**Figure 3-8**), which is a relative measure of people's assets in a census tract. While the area was scored as low opportunity for resident assets, it was scored highest opportunity for Place (**Figure 3-9**), meaning the geographic area has high assets and opportunity in education, economic, housing, mobility, health and civic life. The census tract is also identified as having less positive educational outcomes by the TCAC-Education map (**Figure 3-12**) and the highest exposure to harmful pollutants according to the CalEnviro Screen (**Figure 3-14**). Combined data shows that conditions in this area may exacerbate existing segregation trends, low opportunity for community and resident enhancement and upward mobility and that there may be overall lack of public investment in the area.

- **Displacement of Residents Due to Economic Pressures –** The data in the RCAA analysis (**Figures 3-6** through **3-7**) show that there are ten census tracts which meet the criteria for a racially concentrated area of affluence (RCAA). The definition for an RCAA is a census tract in which 80 percent or more of the population is White and has a median income of at least $125,000. The RCAAs are located in the highest resource and highest opportunity areas and are also within areas with the lowest exposure to harmful pollutants. If RCAA expand and gentrification occurs across the city, lower income households are at risk of displacement due to economic pressures and potential changing or increasing costs in housing and essential retail.

7. Analysis of Sites Pursuant to AB 686

AB 686 requires that jurisdictions identify sites throughout the community in a manner that is consistent with its duty to affirmatively further fair housing. The site identification requirement involves not only an analysis of site capacity to accommodate the RHNA (provided in **Appendix B**), but also whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity.

Figures 3-24 through 3-32 below identify the sites to accommodate future housing, as identified in the adequate sites analysis, overlaid on demographic data using the 2022 American Community Survey 5-Years Estimates.

- Figure 3-24 – Sites Proposed to Accommodate RHNA and Percent Population Hispanic
- Figure 3-25 – Proposed Sites to Accommodate RHNA and Percent Population Non-White
- Figure 3-26 – Proposed Sites to Accommodate RHNA and Percent Population Low and Moderate-Income
- Figure 3-27 – Proposed Sites to Accommodate RHNA and Racially/Ethnically Concentrated Areas of Poverty
- Figure 3-28 – Proposed Sites to Accommodate RHNA and Racially/Ethnically Concentrated Areas of Affluence
- Figure 3-29 – Proposed Sites to Accommodate RHNA and TCAC Opportunity Areas
- Figure 3-30 – Urban Displacement Project – Gentrification and Displacement
- Figure 3-31 – Overcrowded Households
- Figure 3-32 – Overpayment by Renters

A. Segregation and Integration

This section evaluates the proposed housing sites inventory in relation to segregation and integration indicators, including race/ethnicity and income.

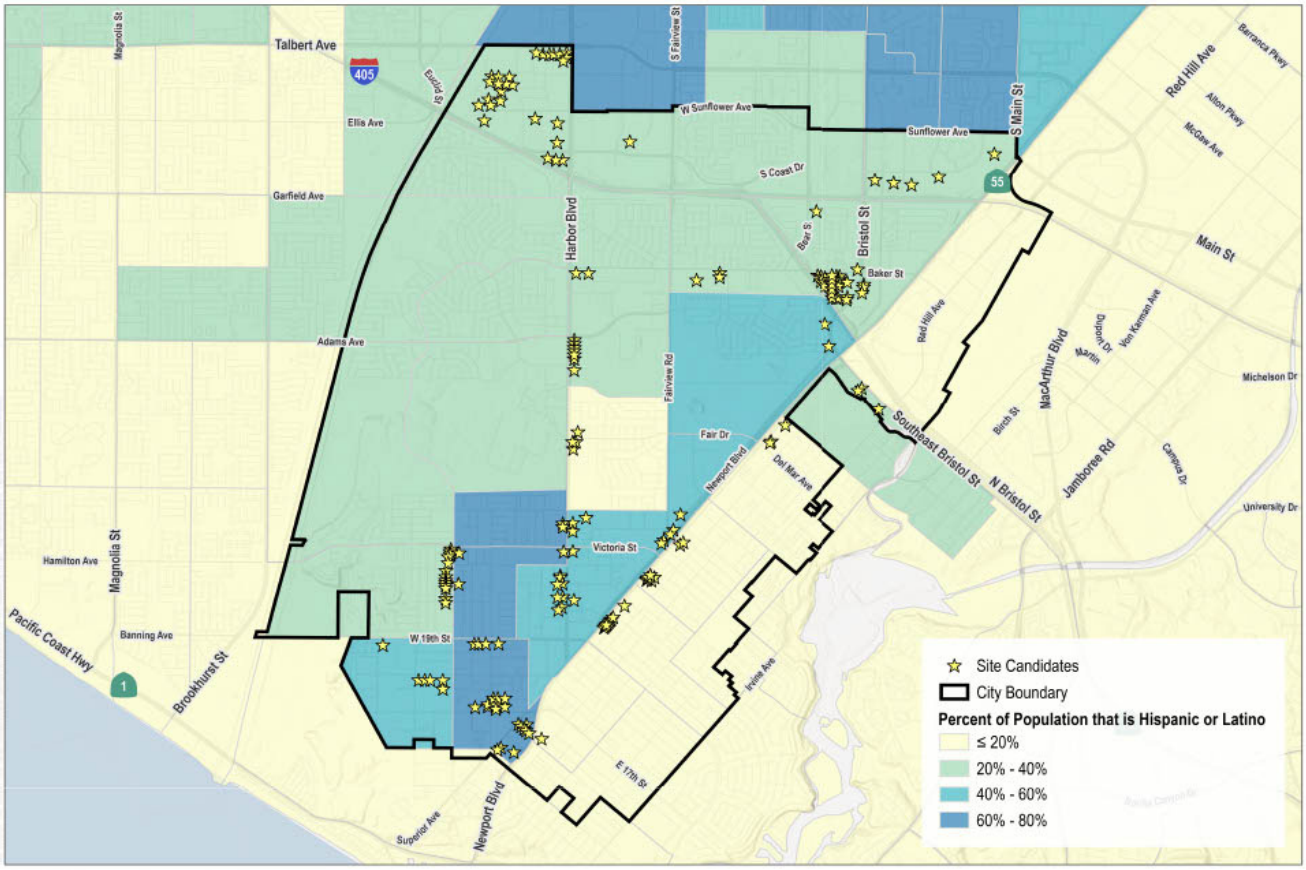
Race and Ethnicity

Figures 3-24 and 3-25 show the proposed sites inventory in relation to predominant race or ethnicity of the area in which each site is located.

- 120 housing element sites, or 71.9 percent of the sites, are located in areas where the predominant population is White alone, not Hispanic or Latino. These sites accommodate 10,811 units, or 87.0 percent of the total RHNA capacity analyzed. Of those units, 3,510 units are lower-income units, 1,920 units are moderate-income units, and 5,381 units are above moderate-income units.
- 47 housing element sites, or 28.1 percent of the sites, are located in areas where the predominant population is Hispanic or Latino. These sites accommodate 1,617 units, or 13.0 percent of the total RHNA capacity analyzed. Of those units, 564 units are lower-income units, 287 units are moderate-income units, and 766 units are above moderate-income units.

The data shows that the proposed sites inventory is not concentrated in areas with higher concentrations of non-White populations. A majority of both sites and total RHNA capacity are located in areas where the predominant population is White alone, not Hispanic or Latino. This includes 86.2 percent of the lower-income RHNA capacity, indicating that the lower-income capacity in the sites inventory is primarily located outside areas where the predominant population is Hispanic or Latino.

What does this mean? This distribution supports AFFH objectives by providing opportunities for future housing development, including lower-income housing, in areas that are not characterized by higher concentrations of communities of color. However, the inventory also includes a meaningful share of sites and units in predominantly Hispanic or Latino areas.

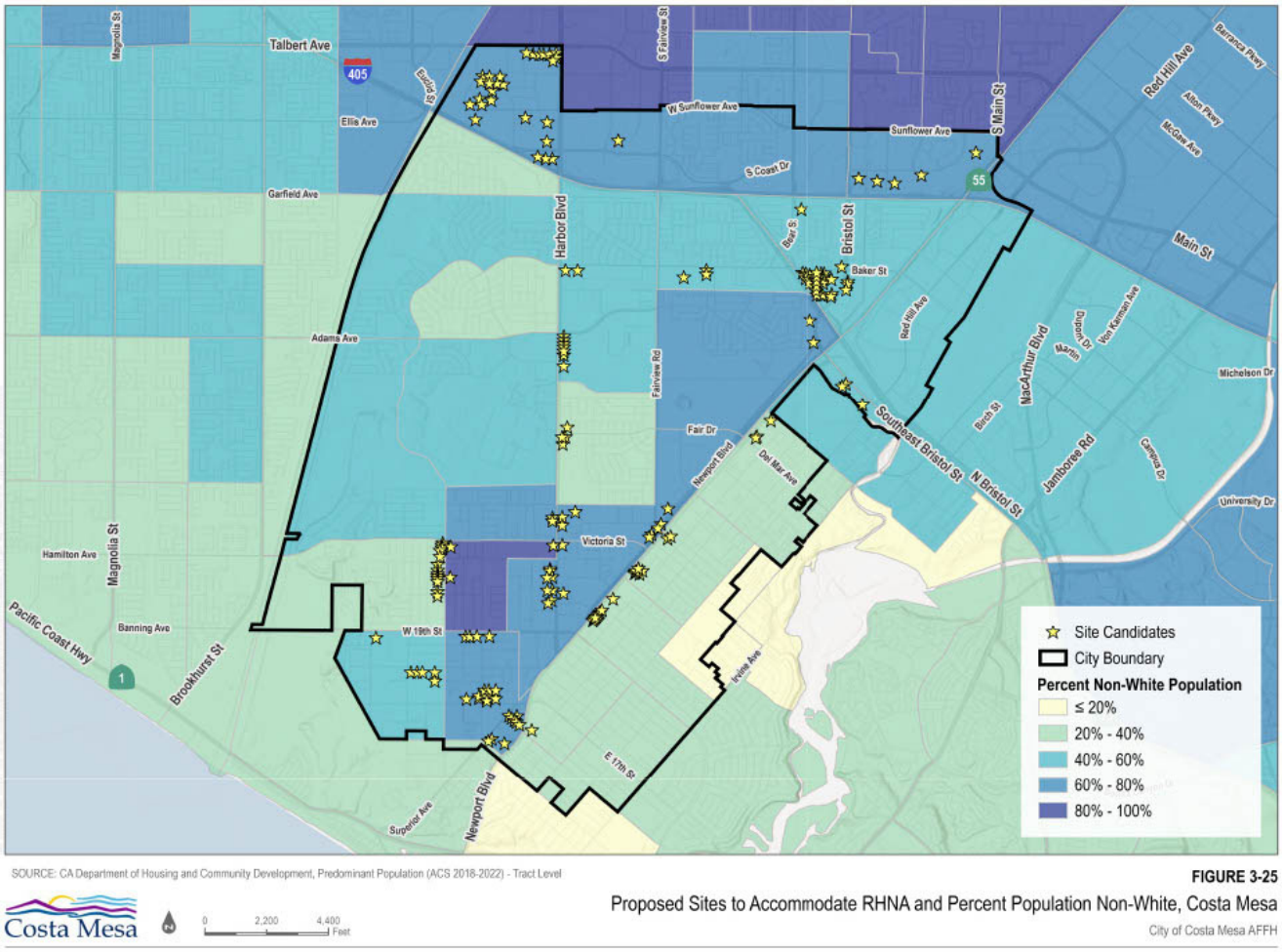


SOURCE: CA Department of Housing and Community Development, Predominant Population (ACS 2018-2022) - Tract Level

FIGURE 3-24

Sites Proposed to Accommodate RHNA and Percent Population Hispanic, Costa Mesa

City of Costa Mesa AFFH



SOURCE: CA Department of Housing and Community Development, Predominant Population (ACS 2018-2022) - Tract Level

Costa Mesa

0 2,200 4,400 Feet

FIGURE 3-25

Proposed Sites to Accommodate RHNA and Percent Population Non-White, Costa Mesa

City of Costa Mesa AFFH

Income — Low- and Moderate-Income Population

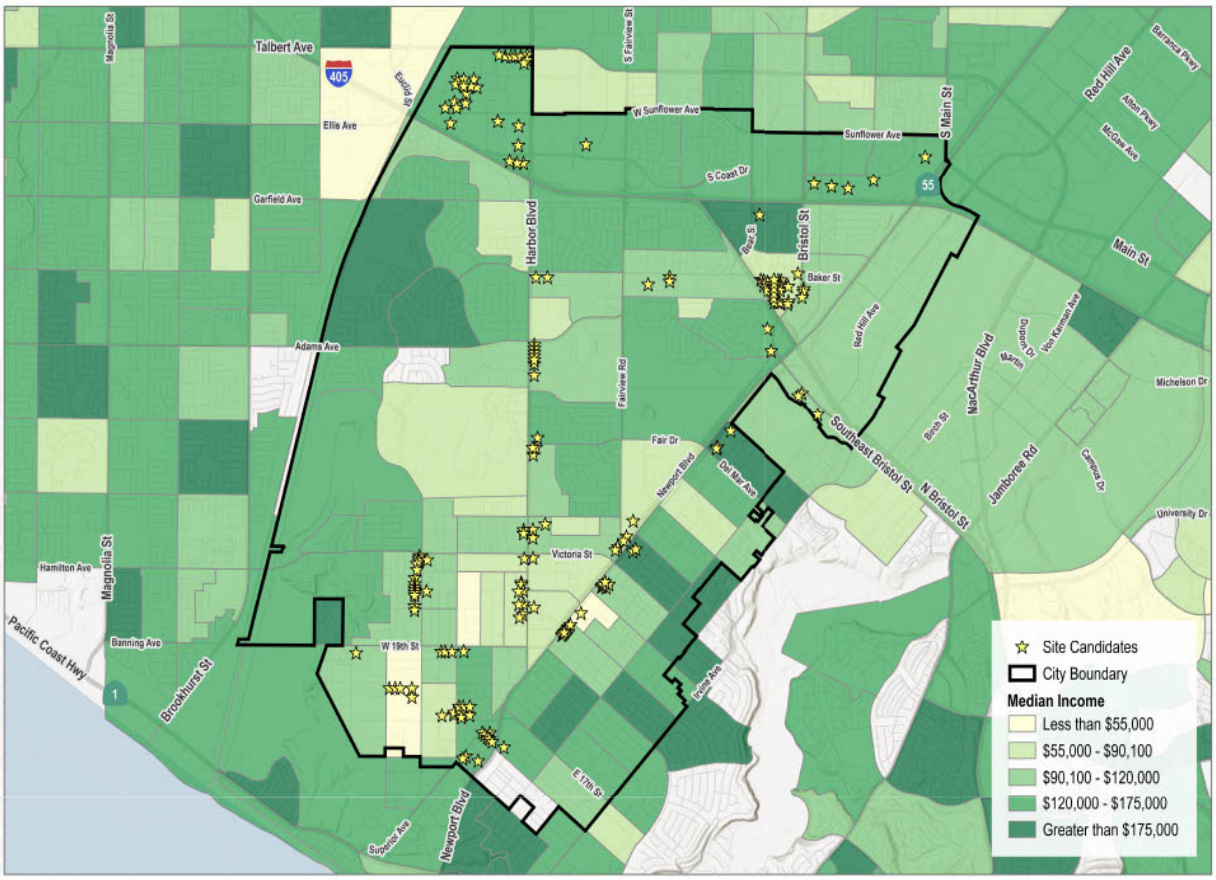
Figure 3-26 shows the proposed sites inventory in relation to census data identifying the percentage of low- and moderate-income residents in the areas where the sites are located. Figure 3-26 shows the following findings:

- 29 housing element sites, or 17.4 percent of the sites inventory, are located in areas where the low- and moderate-income population is less than 10 percent. These sites accommodate 1,146 units, or 9.2 percent of the total RHNA capacity analyzed. Of those units, 333 units are lower-income units, 218 units are moderate-income units, and 595 units are above moderate-income units.
- 83 housing element sites, or 49.7 percent of the sites inventory, are located in areas where the low- and moderate-income population is between 10 and 14.9 percent. These sites accommodate 9,397 units, or 75.6 percent of the total RHNA capacity analyzed. Of those units, 3,069 units are lower-income units, 1,652 units are moderate-income units, and 4,676 units are above moderate-income units.

- 48 housing element sites, or 28.7 percent of the sites analyzed, are located in areas where the low- and moderate-income population is between 15 and 19.9 percent. These sites accommodate 1,687 units, or 13.6 percent of the total RHNA capacity analyzed. Of those units, 605 units are lower-income units, 301 units are moderate-income units, and 781 units are above moderate-income units.
- 7 housing element sites, or 4.2 percent of the sites inventory, are located in areas where the low- and moderate-income population is 20 percent or greater. These sites accommodate 198 units, or 1.6 percent of the total RHNA capacity analyzed. Of those units, 67 units are lower-income units, 36 units are moderate-income units, and 95 units are above moderate-income units.

The data shows that the majority of the sites inventory capacity is located in areas with relatively lower shares of low- and moderate-income residents. Approximately 85 percent of the total RHNA capacity is located in areas where the low- and moderate-income population is below 15 percent. Similarly, approximately 83.5 percent of the lower-income RHNA capacity is located in these same areas.

What does this mean? This distribution supports AFFH objectives because the sites inventory does not concentrate lower-income RHNA capacity in areas with higher concentrations of low- and moderate-income residents. Instead, the lower-income RHNA capacity is primarily located in areas with comparatively stronger income characteristics, which may help expand housing choice and access to economic opportunity.



SOURCE: CA Department of Housing and Community Development, Median Income by Block Group 2022

FIGURE 3-26

Proposed Sites to Accommodate RHNA and Percent Population Low and Moderate-Income, Costa Mesa

City of Costa Mesa AFFH

Income — Median Household Income

Additionally, the City analyzed the proposed sites inventory in relation to median household income and noted the following key findings:

- 10 housing element sites, or 6.0 percent of the sites analyzed, are located in areas with a median household income below $75,000. These sites accommodate 492 units, or 4.0 percent of the total RHNA capacity analyzed. Of those units, 148 units are lower-income units, 94 units are moderate-income units, and 250 units are above moderate-income units.
- 57 housing element sites, or 34.1 percent of the sites analyzed, are located in areas with a median household income between $75,000 and $99,999. These sites accommodate 1,675 units, or 13.5 percent of the total RHNA capacity analyzed. Of those units, 517 units are lower-income units, 313 units are moderate-income units, and 845 units are above moderate-income units.
- 48 housing element sites, or 28.7 percent of the sites inventory, are located in areas with a median household income between $100,000 and $124,999. These sites accommodate 2,353 units, or 18.9

percent of the total RHNA capacity analyzed. Of those units, 792 units are lower-income units, 463 units are moderate-income units, and 1,098 units are above moderate-income units.

- 45 housing element sites, or 26.9 percent of the sites inventory, are located in areas with a median household income between $125,000 and $149,999. These sites accommodate 7,809 units, or 62.8 percent of the total RHNA capacity analyzed. Of those units, 2,578 units are lower-income units, 1,318 units are moderate-income units, and 3,913 units are above moderate-income units.
- 7 housing element sites, or 4.2 percent of the sites analyzed, are located in areas with a median household income of $150,000 or greater. These sites accommodate 99 units, or 0.8 percent of the total RHNA capacity analyzed. Of those units, 39 units are lower-income units, 19 units are moderate-income units, and 41 units are above moderate-income units.

The data shows that the proposed sites inventory is primarily located in moderate- and higher-income areas. Approximately 82.6 percent of total RHNA capacity is located in areas with median household incomes of $100,000 or greater. Similarly, approximately 83.7 percent of lower-income RHNA capacity is located in areas with median household incomes of $100,000 or greater.

What does this mean? This distribution supports AFFH objectives by providing substantial lower-income housing capacity in moderate- and higher-income areas, rather than concentrating lower-income capacity in lower-income areas of the City. This pattern can help expand housing choice and improve access to areas with stronger income characteristics.

Poverty Status

The City analyzed the proposed housing element sites in relation to poverty rates and noted the following key findings:

- 102 housing element sites, or 61.1 percent of the sites inventory, are located in areas where the poverty rate is less than 10 percent. These sites accommodate 3,074 units, or 24.7 percent of the total RHNA capacity analyzed. Of those units, 995 units are lower-income units, 570 units are moderate-income units, and 1,509 units are above moderate-income units.
- 62 housing element sites, or 37.1 percent of the sites inventory, are located in areas where the poverty rate is between 10 and 19.9 percent. These sites accommodate 9,212 units, or 74.1 percent of the total RHNA capacity analyzed. Of those units, 3,031 units are lower-income units, 1,610 units are moderate-income units, and 4,571 units are above moderate-income units.
- 3 housing element sites, or 1.8 percent of the sites inventory, are located in areas where the poverty rate is between 20 and 29.9 percent. These sites accommodate 142 units, or 1.1 percent of the total RHNA capacity analyzed. Of those units, 48 units are lower-income units, 27 units are moderate-income units, and 67 units are above moderate-income units.
- No housing element sites are located in areas where the poverty rate is 30 percent or greater.

The data shows that the sites inventory is not concentrated in areas with high poverty rates. Approximately 98.2 percent of housing element sites and 98.9 percent of total RHNA capacity are located in areas where the poverty rate is below 20 percent. Similarly, approximately 98.8 percent of lower-income RHNA capacity is located in areas where the poverty rate is below 20 percent.

What does this mean? This distribution supports AFFH objectives because the sites inventory does not concentrate the lower-income RHNA capacity in high-poverty areas. Instead, the lower-income RHNA capacity is primarily located in areas with comparatively lower poverty rates, which may help expand housing choice and reduce patterns of concentrated poverty.

Conclusion - What This Means for Fair Housing Choice

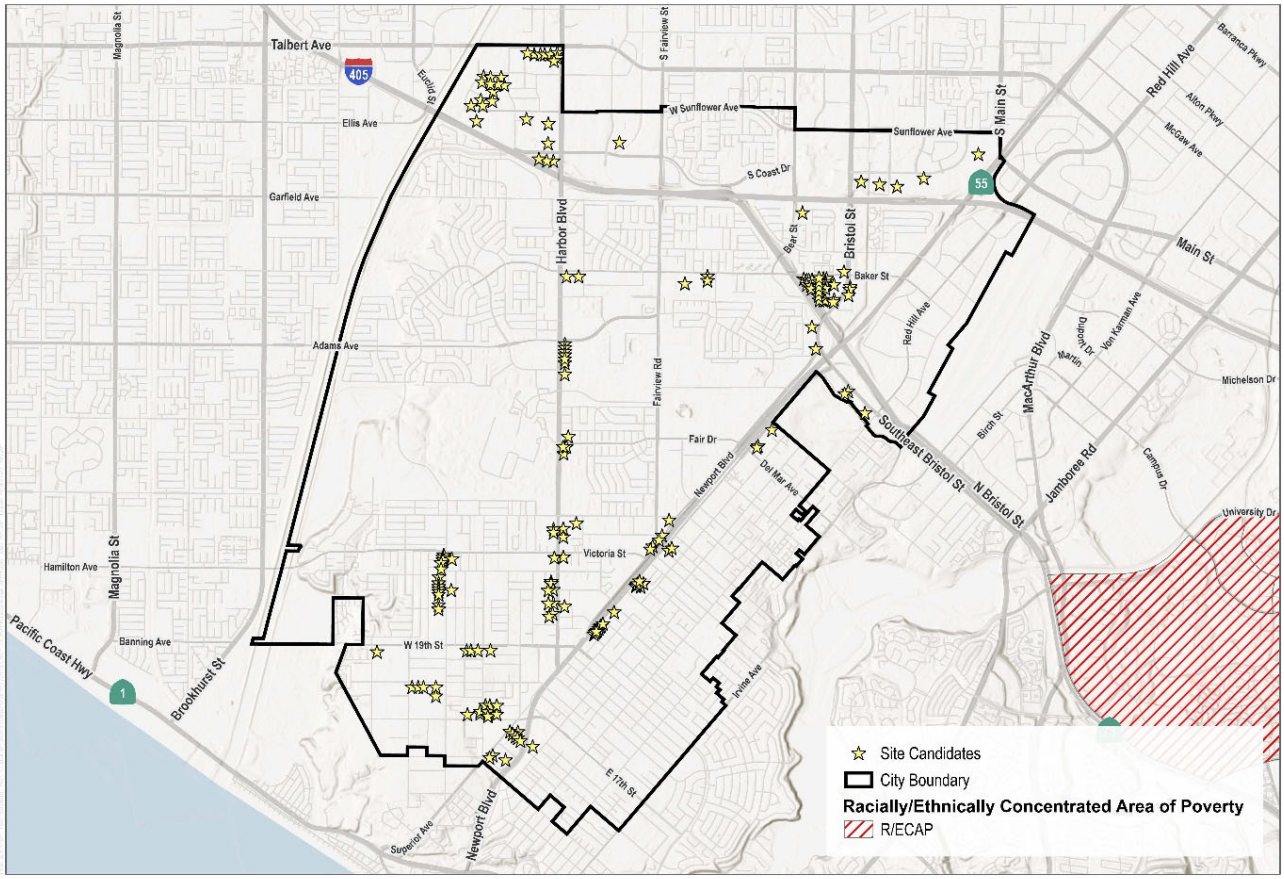
Overall, the proposed sites inventory supports AFFH objectives related to segregation and integration. The site-level and unit-capacity analysis shows that the inventory is not disproportionately concentrated in areas with higher concentrations of non-White populations, lower-income households, or high poverty rates. A majority of RHNA capacity, including lower-income RHNA capacity, is in areas where the predominant population is White alone, not Hispanic or Latino, and in areas with moderate- to higher-income characteristics.

The data shows that 86.2 percent of lower-income RHNA capacity is located in areas where the predominant population is White alone, not Hispanic or Latino, and 83.7 percent of lower-income RHNA capacity is located in areas with median household incomes of $100,000 or greater. In addition, 98.8 percent of lower-income RHNA capacity is located in areas where the poverty rate is below 20 percent, and no housing element sites are located in areas where the poverty rate is 30 percent or greater.

Together, these findings indicate that the sites inventory has the potential to expand housing choices in areas of the City with stronger income characteristics and lower levels of poverty, rather than concentrating lower-income capacity in areas already experiencing economic disadvantage. This distribution supports AFFH objectives by providing opportunities for future housing development, including lower-income housing, in areas that may offer greater access to economic stability and opportunity.

B. Racially and Ethnically Concentrated Areas of Poverty (R/ECAP) and Affluence

This section evaluates the sites inventory in relation to racially/ethnically concentrated areas of poverty and racially concentrated areas of affluence (RCAA). The analysis includes data for R/ECAP and RCAA tracts.



SOURCE: CA Department of Housing and Community Development, Racially or Ethnically Concentrated Areas of Poverty 2024

FIGURE 3-27

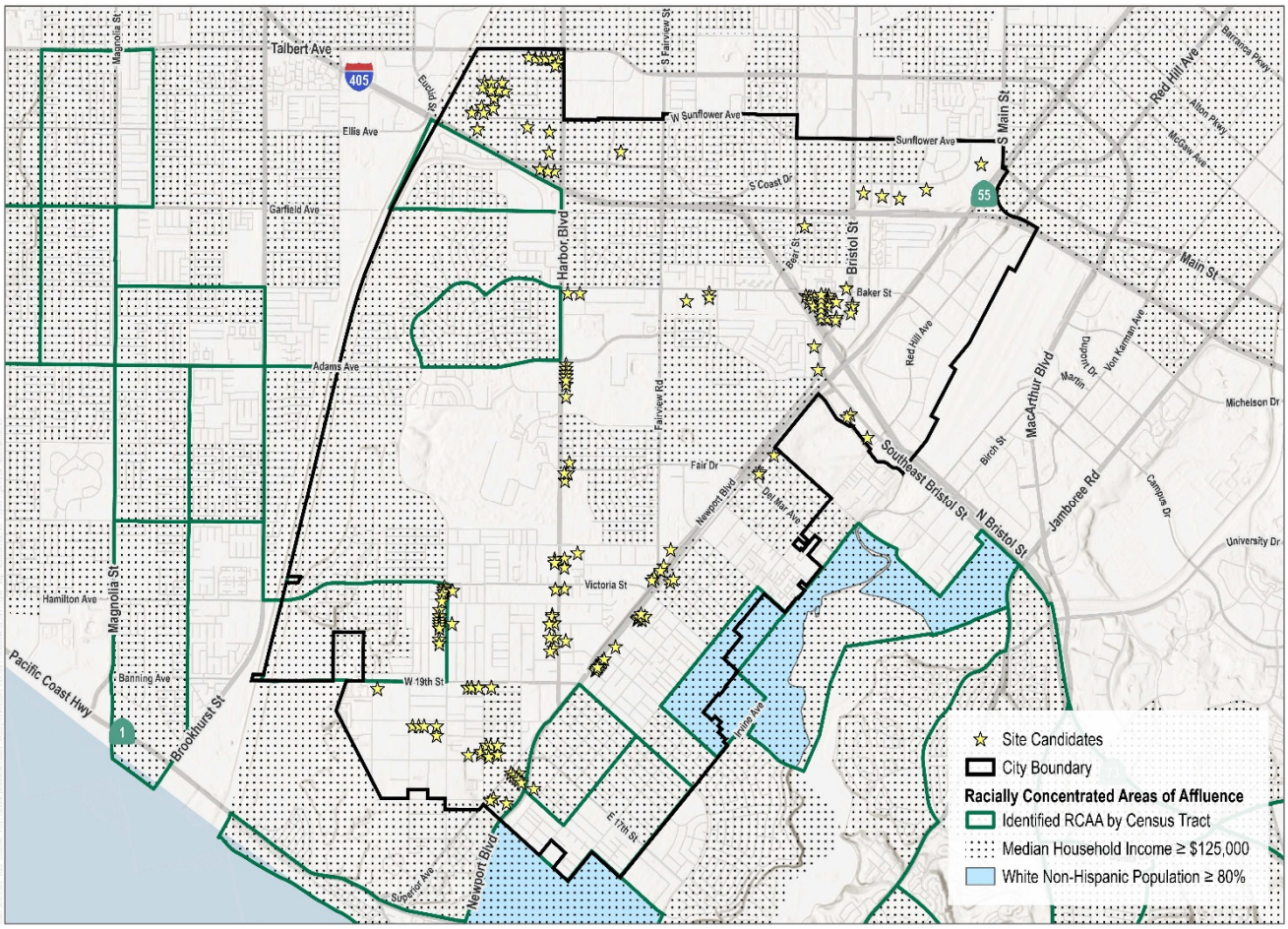
Proposed Sites to Accommodate RHNA and Racially/Ethnically Concentrated Areas of Poverty, Costa Mesa

City of Costa Mesa AFFH

R/ECAP Tracts

Figure 3-27 shows the housing element sites in relation to Racially/Ethnically Concentrated Areas of Poverty. Figure 3-27 shows the following findings:

- No housing element sites are located within a R/ECAP tract. Therefore, 0 units, or 0 percent of the total RHNA capacity analyzed, are located within a R/ECAP tract.



SOURCE: CA Department of Housing and Community Development, Racially Concentrated Areas of Affluence (RCAA) - ACS (2018-2022)

FIGURE 3-28

Proposed Sites to Accommodate RHNA and Racially/Ethnically Concentrated Areas of Affluence, Costa Mesa

City of Costa Mesa AFFH

Racially Concentrated Areas of Affluence

Figure 3-28 shows the housing element sites in relation to Racially Concentrated Areas of Affluence. Figure 3-28 shows the following findings:

- 14 housing element sites, or 8.4 percent of the sites inventory, are located within a Racially Concentrated Area of Affluence. These sites accommodate 442 units, or 3.6 percent of the total RHNA capacity analyzed. Of those units, 148 units are lower-income units, 80 units are moderate-income units, and 214 units are above moderate-income units.

What does this mean? The data shows that the sites inventory is not concentrated in Racially Concentrated Areas of Affluence. However, the inventory does include some lower-income RHNA capacity within these

areas, including 148 lower-income units. This supports AFFH objectives by providing some opportunity for lower-income housing in more affluent areas of the City.

Conclusion - What This Means for Fair Housing Choice

Overall, the sites inventory supports AFFH objectives related to avoiding the concentration of housing capacity in areas of poverty. No housing element sites are located within R/ECAP tracts, and no sites are located in areas where the poverty rate is 30 percent or greater.

However, the City recognizes that the analysis also shows that the sites inventory includes a limited share of capacity in Racially Concentrated Areas of Affluence. Only 14 housing element sites, or 8.4 percent of the sites inventory, are located in RCAAs. These sites accommodate 442 units, or 3.6 percent of the total RHNA capacity, including 148 lower-income units, or 3.6 percent of the lower-income RHNA capacity. As a result, while the sites inventory does include some lower-income housing capacity in RCAAs, it does not place a substantial share of the RHNA capacity in these areas.

The limited share of capacity in RCAAs suggests that the sites inventory alone may not fully address patterns of exclusion from the City's most affluent areas. However, the RCAA findings should be considered together with the broader access to opportunity and income findings. Although only a limited share of capacity is located within RCAAs specifically, the sites inventory places a substantial majority of housing capacity in higher-opportunity areas. Specifically, 111 housing element sites, or 66.5 percent of the sites inventory, are located in High or Highest Resource areas. These sites accommodate 9,483 units, or 76.3 percent of the total RHNA capacity analyzed, including 3,101 lower-income units, or 76.1 percent of the lower-income RHNA capacity.

The income analysis also supports this finding. The sites inventory accommodates 10,261 units, or 82.6 percent of total RHNA capacity, in areas with median household incomes of $100,000 or greater. This includes 3,409 lower-income units, or 83.7 percent of the lower-income RHNA capacity. Therefore, while the sites inventory has limited capacity in RCAAs, it does provide substantial lower-income housing capacity in higher-income and higher-resource areas of the City.

Therefore, although the sites inventory does not concentrate a large share of capacity within RCAAs specifically, it does provide significant lower-income housing capacity in higher-income areas of the city. This distinction is important because RCAAs are one measure of affluence, but they are not the only indicator of access to higher-income neighborhoods or economic opportunity. When evaluated against median household income and TCAC Opportunity Area data, the sites inventory provides substantial capacity in areas with stronger income and opportunity characteristics.

The City's ADU strategy also plays an important role in addressing this finding. Unlike larger housing element sites, which depend on parcel size, zoning, redevelopment feasibility, and realistic capacity assumptions, ADUs may be developed on residential parcels throughout the City, including in higher-income and lower-density neighborhoods where larger multifamily opportunity sites may be limited. To

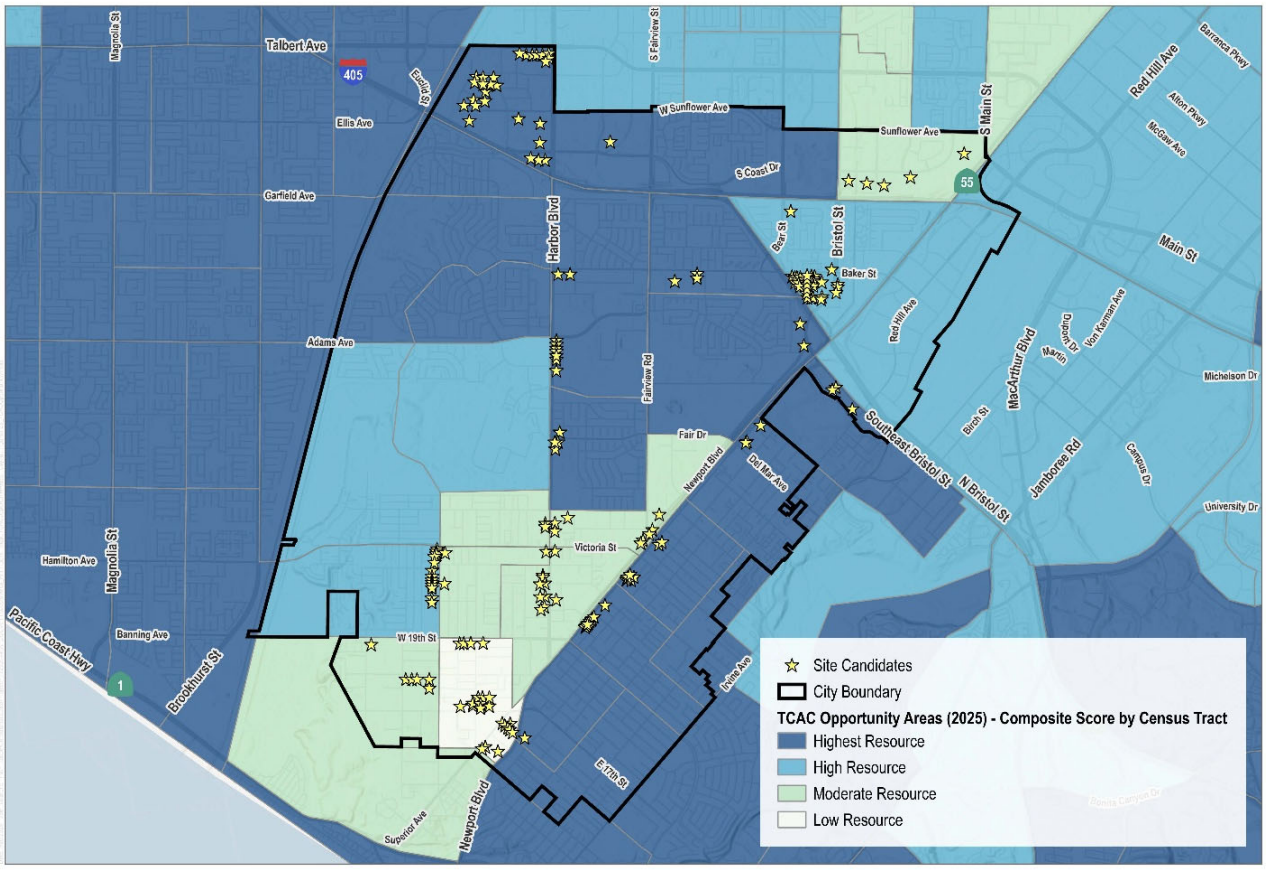
the extent ADUs are anticipated in RCAA or higher-income areas, they can help expand lower-cost housing opportunities in neighborhoods that may otherwise have limited multifamily development capacity.

Over the first five years of the planning period (2021 – Current), the City permitted a total of 374 ADUs, exceeding the original projection of 250 ADUs for the 8-year planning period. This demonstrates that actual ADU permitting has outpaced the assumptions included in the 2021 Housing Element, particularly in later years as property owner familiarity, streamlined regulations, and local implementation efforts have continued to support ADU development. Completed ADUs have also increased steadily over time, reflecting the typical lag between permitting and construction while confirming that ADUs are being delivered as part of the City's housing supply.

From an AFFH perspective, continued ADU production supports the City's broader strategy to expand housing opportunities throughout existing residential neighborhoods, including areas where larger multifamily Housing Element sites may be limited. While ADUs are not relied upon in this amendment to satisfy RHNA capacity, they remain an important tool for increasing housing choice in established neighborhoods, including single-family and lower-density areas. This is particularly relevant in areas identified as Racially Concentrated Areas of Affluence, where the availability of traditional multifamily sites may be more limited. By allowing additional housing units within existing residential lots, ADUs can help incrementally diversify housing options, support smaller households, older adults, caregivers, and extended families, and create additional rental opportunities in neighborhoods with access to schools, services, and amenities.

C. Access to Opportunities

This section evaluates the housing element sites inventory in relation to access to opportunity indicators, including TCAC/HCD Opportunity Area designations and environmental conditions. These indicators help evaluate whether future housing capacity, including lower-income RHNA capacity, is located in areas with greater access to economic, educational, environmental, and other opportunity-related resources.



SOURCE: CA Department of Housing and Community Development, Racially Concentrated Areas of Affluence (RCAA) - ACS (2018-2022)

Costa Mesa

0 2,200 4,400 Feet

FIGURE 3-29

Proposed Sites to Accommodate RHNA and TCAC Opportunity Areas, Costa Mesa

City of Costa Mesa AFFH

Tax Credit Allocation Committee/HCD Opportunity Areas

Figure 3-29 shows the housing element sites in relation to TCAC/HCD Opportunity Area designations. Figure 3-29 shows the following findings:

- 70 housing element sites, or 41.9 percent of the sites inventory, are located in Highest Resource areas. These sites accommodate 8,320 units, or 66.9 percent of the total RHNA capacity analyzed. Of those units, 2,736 units are lower-income units, 1,426 units are moderate-income units, and 4,158 units are above moderate-income units.

- 41 housing element sites, or 24.6 percent of the sites inventory, are located in High Resource areas. These sites accommodate 1,163 units, or 9.4 percent of the total RHNA capacity analyzed. Of those units, 365 units are lower-income units, 214 units are moderate-income units, and 584 units are above moderate-income units.

- 34 housing element sites, or 20.4 percent of the sites inventory, are located in Moderate Resource areas. These sites accommodate 2,160 units, or 17.4 percent of the total RHNA capacity analyzed. Of those units, 692 units are lower-income units, 434 units are moderate-income units, and 1,034 units are above moderate-income units.

- 22 housing element sites, or 13.2 percent of the sites inventory, are located in Low Resource areas. These sites accommodate 785 units, or 6.3 percent of the total RHNA capacity analyzed. Of those units, 281 units are lower-income units, 133 units are moderate-income units, and 371 units are above moderate-income units.

The data shows that the sites inventory is strongly oriented towards higher-opportunity areas. Combined, 111 housing element sites, or 66.5 percent of the sites inventory, are located in High or Highest Resource areas. These sites accommodate 9,483 units, or 76.3 percent of the total RHNA capacity analyzed. Importantly, these High and Highest Resource sites also accommodate 3,101 lower-income units, or 76.1 percent of the lower-income RHNA capacity.

What does this mean? This distribution supports AFFH objectives by placing a substantial majority of total housing capacity and lower-income housing capacity in areas with greater access to opportunity. The data indicates that the sites inventory does not concentrate lower-income RHNA capacity in Moderate or Low Resource areas. Instead, the majority of lower-income RHNA capacity is located in High and Highest Resource areas, which may improve access to economic, educational, environmental, and other resources for lower-income households.

Environmental Conditions / CalEnviroScreen

The City also analyzed housing element sites in relation to CalEnviroScreen scores. Lower CalEnviroScreen scores generally indicate lower environmental burden, while higher scores indicate higher environmental burden. Key findings included:

- 20 housing element sites, or 12.0 percent of the sites inventory, are located in areas with a CalEnviroScreen score below 25. These sites accommodate 599 units, or 4.8 percent of the total RHNA capacity analyzed. Of those units, 208 units are lower-income units, 109 units are moderate-income units, and 282 units are above moderate-income units.

- 102 housing element sites, or 61.1 percent of the sites inventory, are located in areas with a CalEnviroScreen score between 25 and 49.9. These sites accommodate 10,080 units, or 81.1 percent of the total RHNA capacity analyzed. Of those units, 3,291 units are lower-income units, 1,781 units are moderate-income units, and 5,008 units are above moderate-income units.

- 23 housing element sites, or 13.8 percent of the sites inventory, are located in areas with a CalEnviroScreen score between 50 and 74.9. These sites accommodate 964 units, or 7.8 percent of the total RHNA capacity analyzed. Of those units, 294 units are lower-income units, 184 units are moderate-income units, and 486 units are above moderate-income units.

- 22 housing element sites, or 13.2 percent of the sites inventory, are located in areas with a CalEnviroScreen score of 75 or greater. These sites accommodate 785 units, or 6.3 percent of the total RHNA capacity analyzed. Of those units, 281 units are lower-income units, 133 units are moderate-income units, and 371 units are above moderate-income units.

What does this mean? The data shows that most housing capacity is located in areas with lower to moderate environmental burden. Approximately 85.9 percent of total RHNA capacity is located in areas with CalEnviroScreen scores below 50. Similarly, 85.9 percent of lower-income RHNA capacity is located in areas with CalEnviroScreen scores below 50.

Only 6.3 percent of total RHNA capacity and 6.9 percent of lower-income RHNA capacity are located in areas with CalEnviroScreen scores of 75 or greater. This indicates that the sites inventory does not disproportionately place lower-income RHNA capacity in areas with the highest environmental burden.

Conclusion - What This Means for Fair Housing Choice

Overall, the sites inventory strongly supports AFFH objectives related to access to opportunity. A substantial majority of total RHNA capacity and lower-income RHNA capacity is located in High or Highest Resource areas. Specifically, 76.3 percent of total RHNA capacity and 76.1 percent of lower-income RHNA capacity are located in High or Highest Resource areas. This is a strong finding because it shows that the City is not simply accommodating lower-income RHNA capacity in lower-resource areas but is instead identifying meaningful capacity in areas with greater access to opportunity.

The CalEnviroScreen analysis also supports this conclusion. Approximately 85.9 percent of total RHNA capacity and 85.9 percent of lower-income RHNA capacity are located in areas with CalEnviroScreen scores below 50. This indicates that most of the sites inventory is located outside areas with comparatively higher environmental burden.

Comparison to 2021 Housing Element Sites Inventory

The updated sites inventory reflects a stronger distribution of housing capacity in relation to TCAC/HCD Opportunity Areas than the sites inventory analyzed in the 2021 Housing Element. This improvement appears to reflect two related factors: the addition of new housing element sites are more broadly distributed throughout the City and no longer concentrated north of the I-405 and changes in the underlying fair housing datasets and opportunity area designations over time.

The TCAC/HCD Opportunity Maps are updated regularly and are intended to identify areas associated with positive economic, educational, and health outcomes for lower-income families. Because the maps are periodically updated, changes between the 2021 analysis and the current analysis may reflect both changes

to the City's sites inventory and changes in how areas are classified under the current TCAC/HCD methodology and data. (Cal HCD)

The housing element submitted originally in 2021 found that the majority of potential units were located in Moderate Resource areas, with only a limited share of capacity located in High Resource areas. Specifically, the 2021 inventory included 9 sites in High Resource areas, accommodating 578 units, or 3.5 percent of total potential units. Of those units, 165 units were affordable to lower-income households. The 2021 analysis also identified 17 sites in High Segregation and Poverty areas and 10 sites in Low Resource areas, together accommodating 1,595 units, or 9.6 percent of total potential units, including 498 lower-income units.

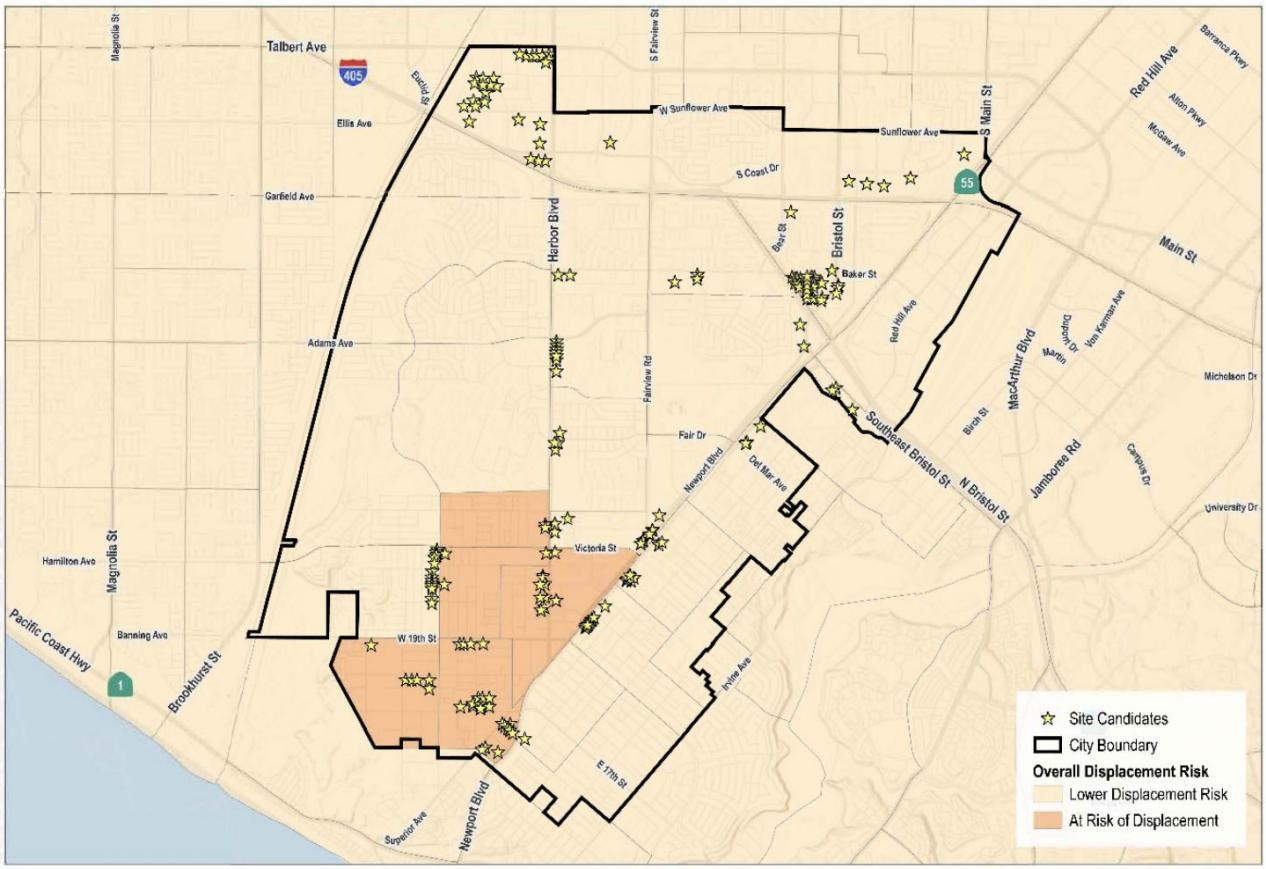
By comparison, the updated sites inventory reflected in this 2026 amendment includes 111 housing element sites in High or Highest Resource areas, accommodating 9,483 units, or 76.3 percent of the total RHNA capacity analyzed. These sites include 3,101 lower-income units, or 76.1 percent of the lower-income RHNA capacity. The updated inventory also includes a smaller share of capacity in Low Resource areas, with 22 housing element sites accommodating 785 units, or 6.3 percent of total RHNA capacity, including 281 lower-income units, or 6.9 percent of lower-income RHNA capacity.

The updated AFFH data also shows that Costa Mesa now includes areas classified as Highest Resource and areas identified as Racially Concentrated Areas of Affluence, which were not reflected in the same way in the 2021 sites inventory analysis. This suggests that, under current TCAC/HCD and AFFH datasets, portions of Costa Mesa demonstrate stronger opportunity and affluence characteristics than were reflected in the prior analysis. However, because opportunity maps and AFFH layers are updated over time, this change should be understood as a combination of updated site selection, updated data, and changes in mapped opportunity classifications.

Overall, while the 2021 and 2026 updated analyses are not perfectly comparable, the current sites inventory demonstrates a substantially improved fair housing outcome. The updated inventory places a much larger share of total and lower-income RHNA capacity in High and Highest Resource areas and a smaller share of capacity in lower-resource areas. This improved distribution supports the City's AFFH objectives by expanding the potential for lower-income households to access higher-opportunity neighborhoods while reducing the relative concentration of future housing capacity in lower-resource geographies.

D. Disproportionate Housing Needs

This section evaluates the housing element sites inventory in relation to indicators of disproportionate housing needs, including displacement risk, overcrowding, and housing overpayment by renters and homeowners. These indicators help assess whether the sites inventory may concentrate future housing capacity in areas already experiencing housing instability, or whether the inventory can help address existing housing needs through new housing opportunities.



SOURCE: CA Department of Housing and Community Development, Estimated Displacement Risk - Overall Displacement (UCB, Urban Displacement Project 2022)

FIGURE 3-30

Urban Displacement Project - Gentrification and Displacement

City of Costa Mesa AFFH

Displacement Risk

Figure 3-30 shows the housing element sites in relation to displacement risk. Figure 3-30 shows the following findings:

- 43 housing element sites, or 25.7 percent of the sites inventory, are located in areas identified as At Risk of Displacement. These sites accommodate 1,672 units, or 13.5 percent of the total RHNA capacity analyzed. Of those units, 548 units are lower-income units, 302 units are moderate-income units, and 822 units are above moderate-income units.

- 124 housing element sites, or 74.3 percent of the sites inventory, are located in areas identified as having Lower Displacement Risk. These sites accommodate 10,756 units, or 86.5 percent of the total RHNA capacity analyzed. Of those units, 3,526 units are lower-income units, 1,905 units are moderate-income units, and 5,325 units are above moderate-income units.

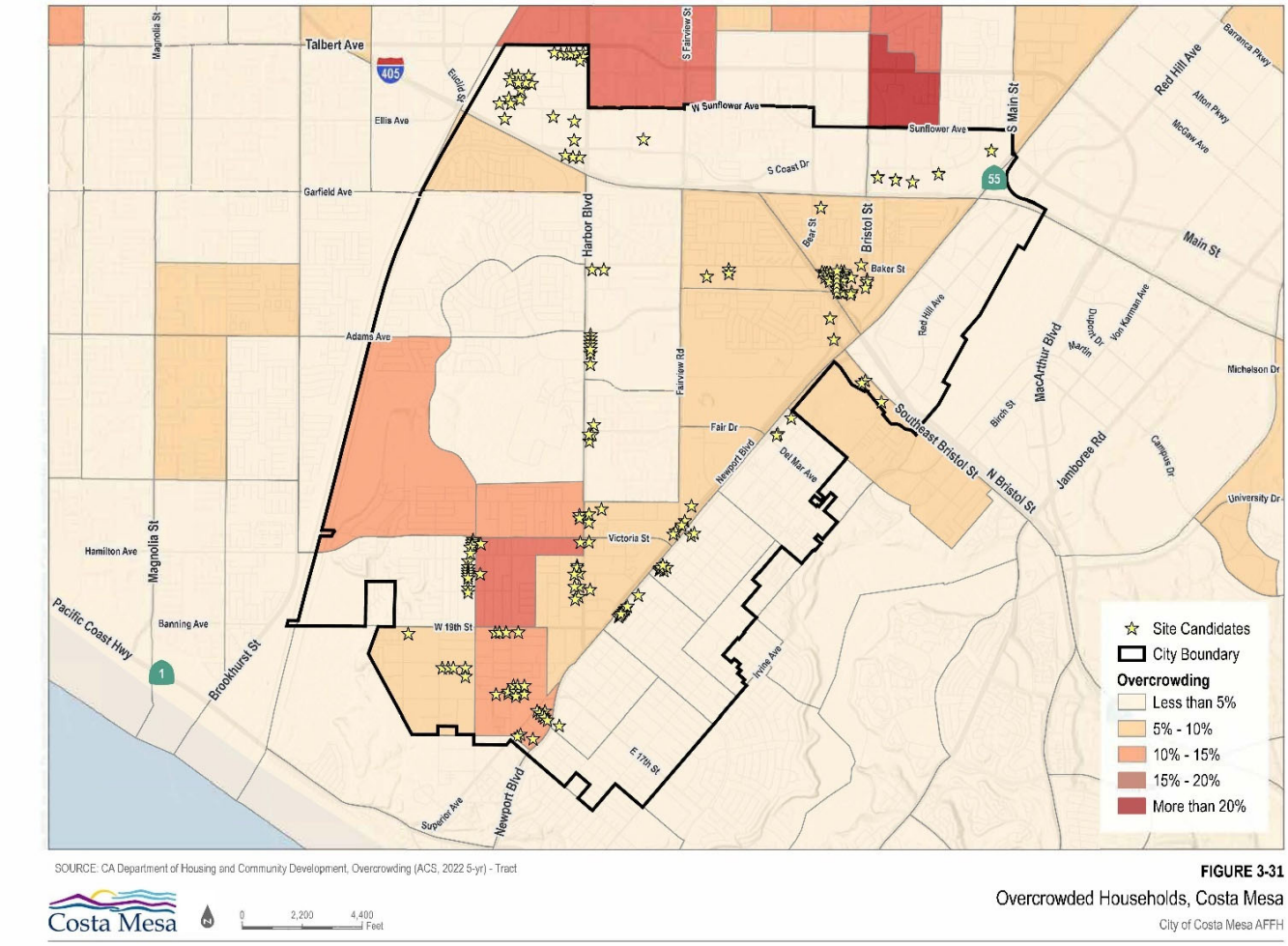
What does this mean? This distribution supports AFFH objectives because the sites inventory does not disproportionately place future housing capacity in areas where existing residents may be more vulnerable to displacement. Although 25.7 percent of housing element sites are located in areas identified as at risk of displacement, these sites accommodate only 13.5 percent of total RHNA capacity. By contrast, the substantial majority of total and lower-income capacity is located in areas with lower displacement risk.

Meaningful Actions: At the same time, the presence of 548 lower-income units in areas at risk of displacement is important. Lower-income housing capacity in these areas can help respond to existing housing displacement risks by creating opportunities for deed-restricted affordable housing in neighborhoods where lower-income residents may otherwise face increasing housing pressure.

The City has already established programs to help respond to displacement risk and housing affordability pressures. In 2024, the City adopted its first Inclusionary Housing Ordinance, Title 13, Chapter XVII of the Zoning Code which is intended to increase the production of affordable housing as new residential development occurs. This program is especially relevant for sites located in areas at risk of displacement because it helps ensure that new housing production includes affordable units and does not only result in market-rate development.

To support the implementation of the Inclusionary Housing Ordinance, the City has also allocated $2.5 million to an affordable housing trust fund. As part of the adoption of the Inclusionary Housing Ordinance, the City committed to monitoring the effectiveness of the ordinance with the intent to return to City Council for an update on implementation and opportunity to consider potential modifications to in-lieu fees, as needed, to strengthen affordable housing outcomes.

Through Program 2A: Inclusionary Housing Ordinance, the City will assess the ordinance for effectiveness and recommend changes, as needed. This work is scheduled to be completed by December 2027 and will be led by the City of Costa Mesa Economic and Development Services Department, including the Housing and Community Development Division and Planning Division. This program supports AFFH objectives by helping expand access to affordable housing, including in areas where residents may be vulnerable to displacement or housing cost pressures.



SOURCE: CA Department of Housing and Community Development, Overcrowding (ACS, 2022 5-yr) - Tract

Costa Mesa

0 2,200 4,400 Feet

FIGURE 3-31

Overcrowded Households, Costa Mesa

City of Costa Mesa AFFH

Overcrowding

Figure 3-31 shows the housing element sites in relation to overcrowding rates. Figure 3-31 shows the following findings:

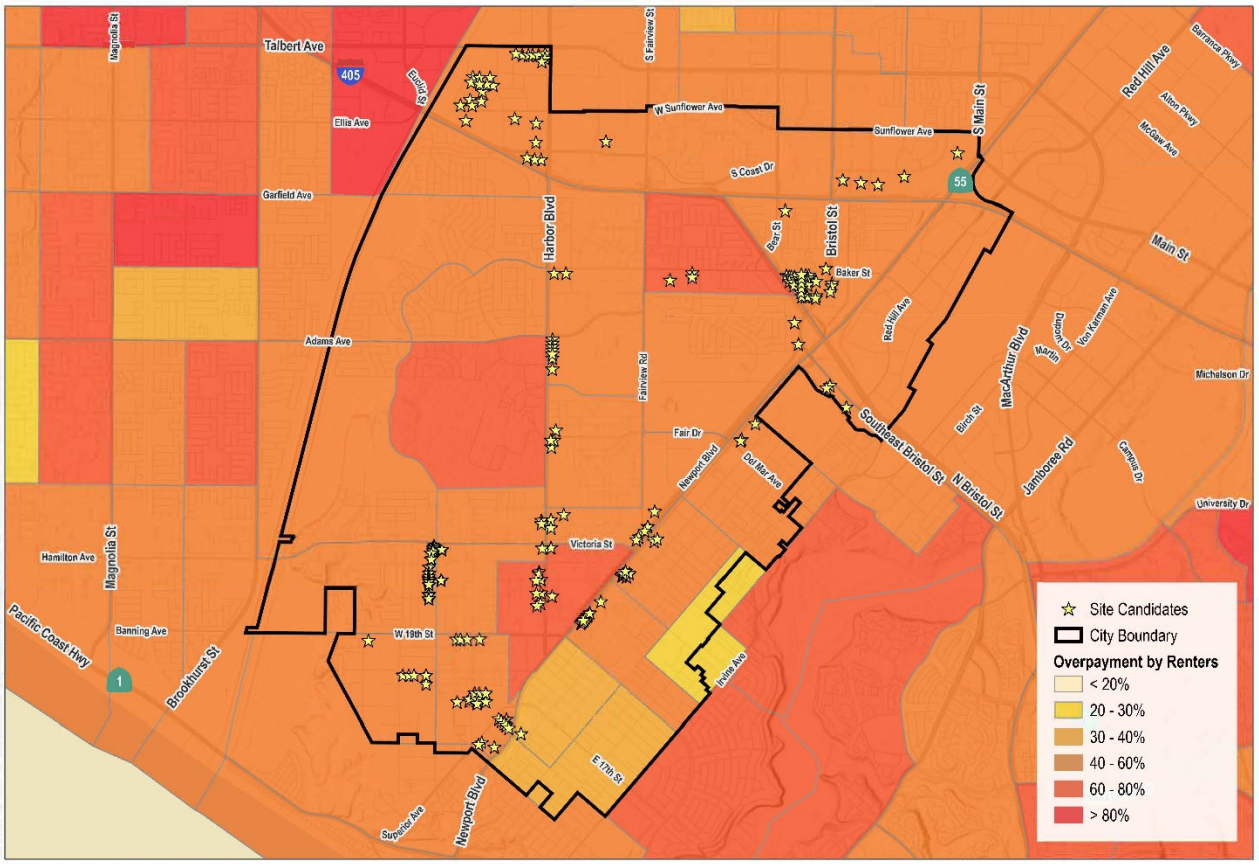
- 80 housing element sites, or 47.9 percent of the sites inventory, are located in areas where overcrowding is less than 5 percent. These sites accommodate 9,328 units, or 75.1 percent of the total RHNA capacity analyzed. Of those units, 3,036 units are lower-income units, 1,637 units are moderate-income units, and 4,655 units are above moderate-income units.

- 60 housing element sites, or 35.9 percent of the sites inventory, are located in areas where overcrowding is between 5 and 9.9 percent. These sites accommodate 2,127 units, or 17.1 percent of the total RHNA capacity analyzed. Of those units, 697 units are lower-income units, 402 units are moderate-income units, and 1,028 units are above moderate-income units.

- 27 housing element sites, or 16.2 percent of the sites inventory, are located in areas where overcrowding is 10 percent or greater. These sites accommodate 973 units, or 7.8 percent of the total RHNA capacity analyzed. Of those units, 341 units are lower-income units, 168 units are moderate-income units, and 464 units are above moderate-income units.

The data shows that most RHNA capacity is located outside areas with higher overcrowding rates. Approximately 75.1 percent of total RHNA capacity and 74.5 percent of lower-income RHNA capacity are located in areas where overcrowding is less than 5 percent. Only 7.8 percent of total RHNA capacity and 8.4 percent of lower-income RHNA capacity are located in areas where overcrowding is 10 percent or greater.

What does this mean? This distribution indicates that the sites inventory does not disproportionately concentrate housing capacity in areas already experiencing higher levels of overcrowding. At the same time, the inclusion of some housing capacity in areas with higher overcrowding may help address local housing needs by increasing the supply of housing in areas where existing households may be experiencing pressure from limited housing availability.



SOURCE: CA Department of Housing and Community Development, Overpayment by Renters (ACS, 2022 5-yr) - Tract

FIGURE 3-32
Overpayment by Renters, Costa Mesa
City of Costa Mesa AFFH

Housing Overpayment by Renters

Figure 3-32 shows the housing element sites in relation to the percentage of renter households experiencing housing overpayment.

- 46 sites, or 27.5 percent of the sites inventory, are located in areas where less than 50 percent of renter households are overpaying for housing. These sites accommodate 1,164 units, or 9.4 percent of the total RHNA capacity analyzed. Of those units, 417 units are lower-income units, 198 units are moderate-income units, and 549 units are above moderate-income units.

- 108 sites, or 64.7 percent of the sites inventory, are located in areas where 50 to 59.9 percent of renter households are overpaying for housing. These sites accommodate 10,797 units, or 86.9 percent of the total RHNA capacity analyzed. Of those units, 3,497 units are lower-income units, 1,920 units are moderate-income units, and 5,380 units are above moderate-income units.

- 13 sites, or 7.8 percent of the sites inventory, are located in areas where 60 percent or greater of renter households are overpaying for housing. These sites accommodate 467 units, or 3.8 percent of the total RHNA capacity analyzed. Of those units, 160 units are lower-income units, 89 units are moderate-income units, and 218 units are above moderate-income units.

The renter overpayment data shows that housing cost burden is a widespread issue in Costa Mesa. A substantial majority of the sites inventory is located in areas where at least half of renter households are overpaying for housing. Specifically, 121 housing element sites, or 72.5 percent of the sites inventory, are located in areas where renter overpayment is 50 percent or greater. These sites accommodate 11,264 units, or 90.6 percent of the total RHNA capacity analyzed, including 3,657 lower-income units, or 89.8 percent of the lower-income RHNA capacity.

What does this mean? This finding should be framed carefully. The high share of RHNA capacity in areas with renter overpayment does not necessarily indicate that the sites inventory is worsening disproportionate housing needs, because renter overpayment appears to be broadly distributed across the city. Rather, the data indicates that renter cost burden is a citywide housing issue. The inclusion of significant lower-income RHNA capacity in these areas may help address existing affordability needs by increasing opportunities for income-restricted and lower-cost housing. Additionally, increasing the capacity for housing development across the community on Housing Element sites as well as non-Housing Element sites has the potential to increase supply throughout the City, potentially reducing rental prices and overpayment in general.

Housing Overpayment by Homeowners

Additionally, the City analyzed the housing element sites in relation to the percentage of homeowner households experiencing housing overpayment. Key findings included:

- 8 housing element sites, or 4.8 percent of the sites inventory, are located in areas where homeowner overpayment is less than 20 percent. These sites accommodate 1,041 units, or 8.4 percent of the total RHNA capacity analyzed. Of those units, 336 units are lower-income units, 224 units are moderate-income units, and 481 units are above moderate-income units.

- 106 housing element sites, or 63.5 percent of the sites inventory, are located in areas where homeowner overpayment is between 20 and 39.9 percent. These sites accommodate 9,684 units, or 77.9 percent of the total RHNA capacity analyzed. Of those units, 3,176 units are lower-income units, 1,679 units are moderate-income units, and 4,829 units are above moderate-income units.

- 53 housing element sites, or 31.7 percent of the sites inventory, are located in areas where homeowner overpayment is 40 percent or greater. These sites accommodate 1,703 units, or 13.7 percent of the total RHNA capacity analyzed. Of those units, 562 units are lower-income units, 304 units are moderate-income units, and 837 units are above moderate-income units.

The data shows that most RHNA capacity is located in areas with moderate levels of homeowner overpayment. Approximately 77.9 percent of total RHNA capacity and 78.0 percent of lower-income RHNA capacity are located in areas where homeowner overpayment is between 20 and 39.9 percent. A smaller share, approximately 13.7 percent of total RHNA capacity and 13.8 percent of lower-income RHNA capacity, is located in areas where homeowner overpayment is 40 percent or greater.

What does this mean? This distribution indicates that the sites inventory does not disproportionately concentrate housing capacity in areas with the highest levels of homeowner overpayment. However, the presence of homeowner overpayment across many areas of the city reinforces the need for a broad housing strategy that includes both rental and ownership opportunities, affordable housing production, and programs that support housing stability.

Conclusion - What This Means for Fair Housing Choice

Overall, the sites inventory generally does not concentrate RHNA capacity in areas with the highest indicators of disproportionate housing need. A substantial majority of total and lower-income capacity is located in areas with lower displacement risk, lower overcrowding rates, and moderate levels of homeowner overpayment. Specifically, 86.5 percent of total RHNA capacity and 86.5 percent of lower-income RHNA capacity are located in areas with lower displacement risk, while 75.1 percent of total RHNA capacity and 74.5 percent of lower-income RHNA capacity are located in areas where overcrowding is less than 5 percent.

However, the renter overpayment data shows that housing affordability pressures are widespread throughout Costa Mesa. Approximately 90.6 percent of total RHNA capacity and 89.8 percent of lower-income RHNA capacity are located in areas where at least half of renter households are overpaying for housing. This should not be interpreted as a disproportionate concentration of capacity in a small high-need area; rather, it indicates that renter cost burden is a broad citywide condition. The sites inventory can help respond to this need by creating opportunities for new housing, including lower-income housing, in areas where renter households are experiencing affordability pressure.

8. Analysis of Fair Housing Priorities and Goals

To enhance mobility and promote inclusion for protected classes, the chief strategy included in this Housing Element is to provide sites suitable for affordable housing in high-resource, high-opportunity areas, as demonstrated by the analysis of the housing resource sites contained in Chapter 3: Housing Resources. Other programs that affirmatively further fair housing and implement the AI's recommendations include:

- PROGRAM 2A: Inclusionary Housing Ordinance
- PROGRAM 2B: Affordable Housing Development
- PROGRAM 2C: Supportive Services for Persons with Special Needs
- PROGRAM 2D: Facilitate Development of Senior Housing Options
- PROGRAM 2E: Encourage Development of Housing Options for Large-Family Households
- PROGRAM 2F: Persons with Physical and Developmental Disabilities
- PROGRAM 2H: Farmworker Housing
- PROGRAM 4A: Fair Housing
- PROGRAM 4B: Rental Housing Assistance
- PROGRAM 4D: Fair Housing Assistance
- PROGRAM 4E: Low Barrier Navigation Centers
- PROGRAM 4F: Homeless Shelter

The following table also lists fair housing issues identified and relevant programs included in the Housing Plan addressing each.

Local Meaningful Actions

Since adoption of the 2021 Housing Element, the City has initiated and completed several meaningful actions to address land use constraints, expand housing opportunities, facilitate housing production, and affirmatively further fair housing. These actions include updates to zoning, development standards, permit procedures, and local housing programs intended to increase residential capacity, provide greater certainty for housing development, and support a broader distribution of housing opportunities throughout the City.

While these actions are discussed throughout this chapter, they are summarized below to demonstrate the City's continued progress in implementing the Housing Element and addressing fair housing issues

- Community Engagement / Neighborhoods Where We All Belong. The City is conducting extensive community engagement as part of fair housing actions identified in Program 4A. The *Neighborhoods Where We All Belong* initiative is a comprehensive effort to address housing needs in Costa Mesa. Through this process, the City is engaging the community about future housing opportunities and proposed updates to the Zoning Code, specific plans, General Plan overlays, and creating Objective Design Standards. This outreach is helping to inform the City's approach to Housing Element implementation, Measure K implementation, and broader changes intended to expand housing opportunities, reduce constraints, and support fair housing objectives. The initiative was recently recognized by the American Planning Association Orange Section with a 2026

Award of Merit in the Opportunity and Empowerment category for the *Neighborhoods Where We All Belong Round One Community Visioning*.

- **Inclusionary Housing Program.** As part of addressing housing mobility, the City included Programs 2A and 4A to help respond to displacement risk and housing affordability pressures. In 2024, the City adopted its first Inclusionary Housing Ordinance to increase the production of affordable housing as new residential development occurs. This program is especially relevant for sites located in areas at risk of displacement because it helps ensure that new housing production includes affordable units and does not result solely in market-rate development. To support implementation of the Inclusionary Housing Ordinance, the City has also allocated $2.5 million to an affordable housing trust fund. As part of adopting the ordinance, the City committed to monitoring its effectiveness and returning to the City Council with an implementation update and an opportunity to consider potential modifications to in-lieu fees, as needed, to strengthen affordable housing outcomes.
- **Voter Initiated Measures.** Through Program 3G, the City had committed to evaluating voter-initiated measures such as Measure Y as a constraint on housing. In 2022, Measure K was approved by Costa Mesa voters. Measure K provides an important local framework for expanding housing opportunities in commercial, industrial, and mixed-use areas while preserving existing residential neighborhoods. Through Measure K implementation, the City is creating opportunities for additional residential and mixed-use development in areas closer to jobs, services, transit, and amenities. This effort supports the City's fair housing goals by expanding housing choice and creating additional capacity beyond the minimum RHNA obligation.
- **Mixed-Use Overlay District (MUOD).** The City is currently amending the MUOD to facilitate residential and mixed-use development on Housing Element sites and additional Measure K sites. In April 2026, the City amended the MUOD to establish specific provisions for Housing Element Opportunity Sites and adopted a revised zoning map to apply the MUOD to those sites. Scheduled for Fall 2026, the City is also advancing a broader MUOD update to apply the overlay to Measure K sites beyond the Housing Element inventory. This phased effort increases residential capacity, creates clearer development standards, and supports a more comprehensive approach to housing production beyond RHNA compliance.
- **Design.** As part of completed Program 3S, the City is preparing Objective Design Standards to replace the design review process to provide clearer, more predictable standards for residential and mixed-use development. These standards are intended to reduce subjectivity in the review process, provide greater certainty to applicants, and support streamlined review of housing projects consistent with State law.
- **Housing Element Rezoning.** As committed in Programs 3C, 3D and 3N, the City completed rezoning actions for Housing Element sites to ensure adequate capacity to accommodate the RHNA. These actions included applying the MUOD to Housing Element sites and establishing development criteria intended to encourage and facilitate residential development. The amended sites inventory also results in a broader distribution of Housing Element sites throughout the City, rather than a concentration primarily north of I-405. Lastly, the revised inventory identifies capacity for approximately 15,000 units, exceeding the City's RHNA obligation and providing an approximately

28 percent buffer. This additional capacity supports the City's ability to accommodate its RHNA while providing flexibility to account for potential changes in site availability, development feasibility, and project timing over the remainder of the planning period.

- **Development Standards.** Pursuant to Program 2M, the City has updated development standards, including standards related to parking, building height, and residential density, to better facilitate housing development. These changes are intended to reduce barriers to residential development and support a broader range of housing types.

  Accessory Dwelling Units. The City implemented Programs 3E and 3M to support ADU production as a meaningful component of the City's housing supply. Although the amended Housing Element no longer relies on projected ADU production to satisfy RHNA capacity, actual ADU permitting has exceeded the assumptions included in the 2021 Housing Element. Continued ADU production supports housing choice in existing residential neighborhoods, including areas where larger multifamily Housing Element sites may be limited.

Please see Chapter 4, Housing Plan, for detailed information on each of the City's fair housing programs and completed efforts to date.

Fair Housing Issue	Contributing Factors	Priority	Programs
Racial and Ethnic Segregation	1. Census tract 636.05 is identified as a High Segregation and Poverty area. It is also rated the lowest ROI score for people's assets in education, the economy, housing, mobility/transportation, health/environment, and civic life. 2. Ten census tracts are identified as Racially Concentrated Areas of Affluence. 3. The Hispanic population experiences higher levels of poverty according to HUD Opportunity Indicators.	High	**PROGRAM 4A: Fair Housing** – The City will take meaningful actions, in addition to resisting discrimination, that overcomes patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristic, as defined by California law. The City will explore the feasibility of additional actions to mitigate racial and ethnic segregation, and outreach specifically to low and very low-income residents as wells considered targeted outreach to residents with moderate and high levels of segregation. **PROGRAM 4I: Partnerships with Local Organizations and Community Groups** – The Ccity will partner with local community-based organizations, stakeholders and groups who provide supportive resources and programs to further identify specific needs of this community and connect community members with appropriate resources.
Housing Discrimination	1. The 2020 AI identified housing discrimination as an impediment to fair housing choice in the City.	Medium	**PROGRAM 4A: Fair Housing** – The City will take meaningful actions, in addition to resisting discrimination, that overcomes patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristic, as defined by California law. The City will explore the feasibility of additional actions to mitigate housing discrimination, as well as continue contracting with the Fair Housing Foundation. **PROGRAM 4I: Partnerships with Local Organizations and Community Groups** – The city will partner with local community-based organizations, stakeholders and groups who provide supportive resources and programs to further identify specific needs of this community and connect community members with appropriate resources.
Unfair Lending	1. The Lending Analysis identified lower rates of home loan approval for moderate, low, and very low-income residents. Applicants who identified as Black experienced both lower rates of home loan approval and purchase	Medium	**PROGRAM 4A: Fair Housing** – The City will take meaningful actions, in addition to resisting discrimination, that overcomes patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristic, as defined by California law. The City will explore the feasibility of

Fair Housing Issue	Contributing Factors	Priority	Programs
	and higher rates of home loan denial, indicating disparity in access to funding.		additional actions to mitigate unfair lending, as well as continue providing important ownership information on the City's website.
Access to Opportunity	1. Two census tracts in the City's southern region are rated the lowest ROI score for people's assets in education, the economy, housing, mobility/transportation, health/environment, and civic life. 2. Three census tracts are identified as Low Resource areas and one is identified as High Segregation and Poverty according to TCAC data. 3. Four census tracts are identified as having the lowest TCAC Education Outcomes.	High	**PROGRAM 4I: Partnerships with Local Organizations and Community Groups** – The city will partner with local community-based organizations, stakeholders and groups who provide supportive resources and programs to further identify specific needs of this community and connect community members with appropriate resources.
Environmental Conditions	1. All racial and ethnic groups have low environmental health indices according to HUD Opportunity Indicators. 2. Census tract 636.05 has a CalEnviroScreen 3.0 environmental burden of 81 to 90 percent.	Medium	**PROGRAM 4I: Partnerships with Local Organizations and Community Groups** – The city will partner with local community-based organizations, stakeholders and groups who provide supportive resources and programs to further identify specific needs of this community and connect community members with appropriate resources.
Availability of Accessible Housing for Persons with Disabilities	1. Five census tracts reporting 10 to 20 percent of their population having at least one disability. 2. Approximately 86 percent of housing units were built prior to 1989 before the Fair Housing Act and State laws regarding accessibility requirements for persons with disabilities were adopted.	High	**PROGRAM 1A: Owner-Occupied Housing Rehabilitation** – This program may be used to assist qualified property owners in improving single-family residential properties, including: health and safety repairs such as mechanical, plumbing, electrical, roofing, security, medical emergency requirements, and/or aid the mobility of the physically disabled and/or elderly. **PROGRAM 2C: Supportive Services for Persons with Special Needs** – The City will promote information and outreach to local organizations regarding the availability of CDBG funds for special needs populations to secure decent housing and supportive services. **PROGRAM 2F: Persons with Physical and Developmental Disabilities** – The City will take actions to accommodate ADA retrofit efforts, ADA compliance and/or other measures to facilitate access to adequate housing for persons with disabilities.

Fair Housing Issue	Contributing Factors	Priority	Programs
			PROGRAM 2N: Reasonable Accommodation – The City will outreach to local organizations to promote access to housing for persons with disabilities and address potential constraints, and review and revise its reasonable accommodations process to be consistent with State and federal housing requirements.
Need for affordable housing in new developments.	1. Ten census tracts are identified as Racially Concentrated Areas of Affluence. 2. Eight census tracts with 40 to 60 percent overpayment by homeowners and five census tracts 60 to 80 percent overpayment by renters. 3. Three census tracts with overcrowding greater than 20 percent. 4. Six census tracts reporting Stable/Advanced Exclusive affordability, one census tract reporting Becoming Exclusive, and nine census tracts reporting At Risk of Becoming Exclusive according to the Urban Displacement Project.	High	**PROGRAM 2A: Inclusionary Housing Ordinance** – The City will consider the adoption of an inclusionary zoning ordinance within 12 months of adoption of the 6th Cycle Housing Element. **PROGRAM 2B: Affordable Housing Development** – The City will seek funding, coordinate outreach, provide incentives, and publish informational materials to facilitate and promote the development of affordable housing units.
Displacement Risk	1. One census tract reporting Advanced Gentrification and two census tracts reporting Low-Income/Susceptible to Displacement according to the Urban Displacement Project. 2. A total of 75 assisted affordable units at risk of becoming market-rate between 2021 and 2031.	High	**PROGRAM 1C: Monitoring and Preservation of At-Risk Housing Units** – The City will regularly monitor units that have the potential to convert to market-rate, and work with property owners on potential contract and funding extensions.

F. Housing Resources

1. Regional Housing Needs Allocation

This section of the Housing Element provides an overview of the resources available to the City to meet the Regional Housing Needs Allocation (RHNA). The City of Costa Mesa is required to plan for the following 2021-2029 RHNA allocation:

Future Housing Needs

Future housing need refers to the share of the regional housing need that has been allocated to the City. The State Department of Housing and Community Development (HCD) has supplied a regional housing goal to the Southern California Association of Governments (SCAG). SCAG was then required to allocate the housing goal to each jurisdiction within the region through a RHNA Plan. In allocating the region's future housing needs to jurisdictions, SCAG is required to take the following factors into consideration pursuant to Section 65584 of the State Government Code:

- Market demand for housing;
- Employment opportunities;
- Availability of suitable sites and public facilities;
- Commuting patterns;
- Type and tenure of housing;
- Loss of units in assisted housing developments;
- Over-concentration of lower income households; and
- Geological and topographical constraints.

HCD, through a determination process, allocates units to each region across California. It is then up to each region to determine a methodology and process for allocating units to each jurisdiction within that region. SCAG adopted its Regional Housing Needs Allocation (RHNA Plan) in March 2021. This RHNA covers an 8-year planning period (starting in 2021) and addresses housing issues that are related to future growth in the region. The RHNA allocates to each city and county a "fair share" of the region's projected housing needs by household income group. The major goal of the RHNA is to assure a fair distribution of housing among cities and counties within the SCAG region, so that every community provides an opportunity for a mix of housing for all economic segments.

Costa Mesa's share of the SCAG regional growth allocation is 11,760 new units for the current planning period (2021-2029). **Table 3-36: Housing Needs for 2021-2029,** indicates the City's RHNA need for the stated planning period.

Table 3-36: Housing Needs for 2021-2029		
Income Category	Percent of Median Family Income (MFI)	Costa Mesa's RHNA Allocation for the 2021-2029 Planning Period
Very Low Income	0-50% MFI	2,919 units
Low Income	51-80% MFI	1,794 units
Moderate Income	81-120% MFI	2,088 units
Above Moderate Income	>120% MFI	4,959 units
	TOTAL	11,760 units

Residential Sites Inventory

Appendix B of the Housing Element includes the required site analysis tables and site information for the vacant and non-vacant properties to meet the City's RHNA need through the 2021-2029 planning period. The following discussions summarize the City's site inventory and adequate sites identification strategy.

Adequacy of Sites for RHNA

The City of Costa Mesa conducted a thorough analysis of all parcels within the City to determine which areas may have the most realistic potential to redevelop for residential uses within the planning period. The analysis included an in depth look at the following site characteristics for each parcel within the inventory:

- Address
- Ownership
- Zoning (including Specific Plan areas, Urban Plans, and Overlays, if applicable)
- Size (Net developable acres removing known development constraints)
- Density
- Vacancy status
- Previous Housing Element identification
- Potential Development Capacity (Dwelling Units) by income category
- Description of existing use

Most sites identified meet AB 1397 requirements for size as well as infrastructure requirements for available utility service. There is a further analysis regarding consolidation of small sites as well as the development potential of large sites within Appendix B.

The City of Costa Mesa has a total 2021-2029 RHNA allocation of 11,760 units. The Housing Element update lists sites, including accessory dwelling units, that can accommodate approximately 17,531 additional units. Table 3-37 shows a summary of the City's overall capacity to accommodate its RHNA. Overall, the City has adequate capacity to accommodate its 2021-2029 RHNA with a 30% buffer in excess of the City's RHNA need.

Table B-2: Summary of RHNA Status and Sites Inventory					
	Very Low Income*	Low Income	Moderate Income	Above Moderate Income	Total
RHNA (2021-2029)	2,919	1,794	2,088	4,959	11,760
Credit Towards RHNA	274	195	79	95	643
Remaining Unmet RHNA	2,645	1,599	2,009	4,864	11, 117
Overlays and Specific Plans					
North Costa Mesa Specific Plan/MUOD Sub-Area	1,214	1,214	1,405	3,087	6,920
SoBECA MUOD Sub-Area	199	200	240	536	1,175
Mesa West Bluff MUOD Sub-Area	10	11	110	370	686
19 West MUOD Sub-Area	135	135	122	346	738
Harbor Blvd MUOD Sub-Area	186	186	255	655	1,282
Newport Blvd Specific Plan/MUOD Sub- Area	92	93	98	272	555
Fairview Developmental Center	0	920	690	690	2300
One Metro West Specific Plan		106	0	851	957
Total Potential Capacity for the RHNA (Overlays and Specific Plans)	**1,836**	**2,865**	**2,920**	**6,807**	**14,613**
RHNA Capacity					
Total Units towards RHNA (includes Credit towards RHNA + Overlays and Specific Plans)	5,167		2,999	6,902	15,256
Total Capacity over RHNA	+454		+911	+1,943	+3,496
Buffer	9.6%		43%	39%	30%
*The City's Extremely Low Income (ELI) housing need is assumed to be 50% of the very low RHNA need for the planning period.					

Projects in the Pipeline

Development projects that are in the planning process but have not received approvals or building permits are considered "in the pipeline." For applications submitted for a land use approval, projects are considered "pending" until the necessary land use approvals are issued, at which point a project is deemed "approved." Once a building permit is issued, the project is identified as "building permit issued." When project construction is completed and all necessary building safety inspections have been completed a certificate of occupancy or "final building permit" is issued.

While the City has several projects in the development pipeline, it does not rely on pipeline projects to meet its RHNA obligations. Instead, pipeline projects are reviewed to understand prevailing development trends and to inform site selection. The characteristics of submitted projects helped guide the identification of suitable sites for inclusion in the inventory.

Redevelopment of Non-Vacant Sites for Residential Uses

The City of Costa Mesa does not have sufficient vacant land available to accommodate fifty percent of their low/very-low income RHNA and are reliant on non-vacant sites to meet their RHNA need. To accommodate the need at all income levels, the City has analyzed sites within non-residentially zoned areas that permit residential development through Specific Plans, Urban Plans, or Overlays. The City also evaluated and included parcels not currently within Urban Plans which will be added when those Urban Plans are amended.

As part of the candidate housing sites analysis, the City has evaluated recent projects that have redeveloped within non-residentially zoned areas that included residential units. Those projects, including the zoning, use prior to redevelopment, and a project analysis of the approved development plan, are shown in Table 3-38. The City's analysis showed that prior uses on these redeveloped sites were similar in nature to the existing uses on sites identified within the sites inventory in Table B-6.

The City has also conducted a parcel specific analysis of existing uses for each of the identified sites. This analysis of existing uses, including indicators of a likelihood that the existing use will redevelop within the next eight years, are provided in Table B-9. This analysis is based on information readily available to the City and research that can be found through online research. The City does not always have access to private lease information but has included information that property owners have shared regarding individual sites.

Table B-5 summarizes recent, approved, entitled, and constructed residential and mixed-use projects in Costa Mesa to demonstrate local redevelopment patterns and the City's experience converting underutilized commercial, industrial, motel/hotel, office, and vacant sites into housing. The table identifies each project's location, acreage, unit count, density, zoning, prior use, development classification, TCAC/HCD resource area, and relationship to similar sites included in the Housing Element sites inventory. Together, these examples show that residential development has occurred across multiple areas of the City and that many projects have been built or approved on sites with characteristics similar to those identified in the sites inventory.

Lease Analysis

Existing lease agreements on infill and non-vacant properties present a potential impediment that may prevent residential development within the planning period. State law requires the City to consider lease terms in evaluating the use of non-vacant sites, however the City does not have access to private party lease agreements or other contractual agreements amongst private parties. Additionally, COVID-19 has increased the potential number of vacancies, especially within commercial uses. As part of the sites analysis for very-low and low-income sites, the City conducted discussions with property owners who felt comfortable sharing this information and came forward as interested in developing their properties for housing through the planning period. Notes regarding discussion are found in Table B-9.

Regulatory Incentives

Density bonus is a State law which permits increased density, a lowered parking standard, and concessions for projects which provide a certain percentage of their dwelling units as deed restricted to residents at the

very-low, low, and moderate-income levels. Projects within infill areas such as Costa Mesa often utilize density bonus provisions to construct affordable units. The City understands that existing land use policy may not necessarily contribute to the development of housing. Therefore, regulatory incentives can be helpful in bringing housing units to the market. The City has committed through **Program 2I,** to annually update the local density bonus ordinance to be consistent with State law if changes are adopted at the State level.

The City has created programs expressly written to address the analysis and potential development of additional regulatory incentives to incentivize the creation of affordable housing. As stated in **Program 2B,** these may include, but are not limited to, the following for projects that propose a percentage of their housing units as affordable:

- Deferment of fees
- Priority Processing
- Modified development standards (above and beyond what is permitted under Density Bonus)

Development Trends and Current Market Demand for Existing Uses

The existing uses within the identified candidate housing sites are primarily commercial, light industrial, and office/business park. The following excerpts are from the Winter 2021 Allen Matkins/UCLA Anderson Forecast Commercial Real Estate Survey.

Office Space Markets

The COVID-19 pandemic took a toll on traditional office uses when the majority of California's office workforce was required to work from home. This taught employees and employers that remote work was possible and may have sparked a trend of more remote work options in a post-COVID world. An excerpt from the above referenced study indicated that "survey participants are confident about the growth in demand for office space between 2020 and 2023, they are pessimistic about the return to investment in new space today."[8]

This indicates that while we may return to a more normal work setting in the short term, there is likely to be less investment going forward in new office space as employers look to downsize the leasable space they occupy and expand flexible work options to keep employees happy and hard costs down. It is likely this trend occurs into the next decade, opening up existing office uses not operating at full occupancy for residential redevelopment opportunities.

Retails Space Markets

In regard to future retail development trends and demand, the above referenced study noted the following observations from their analysis on participant responses. "During the previous economic expansion, retail space struggled. The current recession tripled down on that struggle. First, the loss of household income and the shelter-in-place policies reduced current demand for brick-and-mortar retail. Second, the inability to physically frequent many retail establishments created a new set of online shoppers, and third, increases

[8] Allen Matkins/UCLA Anderson Forecast Commercial Real Estate Survey, Winter 2021,

in the savings rate on the part of households in response to the recession portends less individual consumption. To be sure, some activities will be coming back, particularly personal services and experiential retail. But now, more marginal properties will not find tenants willing to pay sufficient rent to keep the properties in the retail space."[9]

While COVID-19 had a large impact on retail in the immediate future, overall market trends pointed to a decline in the need for brick-and-mortar retail spaces going back over the past decade. The rise in online retailers such as Amazon and the shift in focus to online sales of major retailers like Target, Walmart, and others have kept shoppers in their homes and away from smaller mom and pop retailers as well. Experiential uses such as restaurants and dining provide more incentive and are likely to bounce back quickly following the removal of COVID-19 protocols. These uses do well in walkable, mixed-use settings with a strong flow of permanent consumers. Residential uses, especially at higher densities, present an opportunity to support future commercial growth including supporting smaller mom and pop retailers in infill settings such as Costa Mesa.

Development Trends

State, regional, and local policy direction promoting the development of housing at all levels to meet existing housing shortages, especially for low-income families, has further driven up the demand for housing. The redevelopment of existing non-vacant land, both in residential and non-residential zones, for multi-family rental and for sale housing provides a realistic opportunity to create affordable housing using the resources available within communities such as Costa Mesa. As a result, much of Costa Mesa's future growth will be on infill opportunities within the City. To facilitate this, the City has proposed actions to evaluate and revise the development standards and permitted uses within many key areas within the City. This increases the developable area within the City where residential development can occur and promotes development at densities which may support affordable housing.

As stated previously, much of Costa Mesa's anticipated future housing growth is expected to occur on infill sites, or sites with existing uses. Development on non-vacant parcels was analyzed to determine a reasonable development capacity based on known constraints and historic development patterns within each of the different zones. Table B-9 in Appendix B contains a detailed description of each existing use. Many of the existing uses were found to be similar with recent redevelopment examples in Costa Mesa. Appendix A also includes outreach to property owners and letters of owner support/developer interest for specific parcels identified in the Housing Element.

Accessory Dwelling Unit Productions

Accessory dwelling units, or ADUs) are housing units which may be developed in addition to an existing single- or multi-family residential use. These housing units can be free-standing or attached to a primary structure and are intended to provide additional housing on an existing residential lot. Often ADUs provide housing for family members or are rented to members of the community.

[9] Allen Matkins/UCLA Anderson Forecast Commercial Real Estate Survey, Winter 2021,

A number of State Assembly and Senate Bills were passed in 2018 and 2019 that promote development of ADUs and remove barriers that may inhibit their development within communities. The following is a summary of those bills:

- AB 68 and 881
  - Prohibit minimum lot size requirements
  - Cap setback requirements at 4', increasing the size and location opportunities for ADUs
  - Prohibit the application of lot coverage, FAR, or open space requirements that would prevent an 800 square foot from being developed on a lot
  - Remove the need for replacement parking when converting an existing garage to an ADU
  - Limit local discretion in establishing min and max unit size requirements
  - Mandate a 60-day review period for ADU applications through a non-discretionary process
- SB 13
  - Prohibit owner-occupancy requirements for 5 years
  - Reduce impact fees applicable to ADUs
  - Provide a program for homeowners to delay compliance with certain building code requirements that do not relate to health and safety
- AB 670
  - Prohibits Homeowner's Associations (HOAs) from barring ADUs

As a result of new legislation and an increased effort by the City to promote ADUs, the City has seen an increase in applications since 2021. Over the first four years of the planning period (2021-2025), the City permitted a total of 374 ADUs, significantly exceeding the original annual projection of 50 units per year. This demonstrates that actual ADU production has outpaced initial expectations, particularly in later years as market familiarity, streamlined regulations, and local incentives have taken effect. Completed units have also increased steadily over time, reflecting a lag between permitting and construction but confirming sustained delivery.

In the 2021 Housing Element, the City relied on ADU production projections to support RHNA capacity, estimating approximately 391 ADUs over the 2021–2029 planning period (or about 50 units annually). These projections were based on observed increases in ADU activity between 2018 and 2021, as well as the anticipated continued impact of recent State legislation and local incentives promoting ADU development.

As part of this amendment, the City no longer relies on projected ADU production to meet RHNA obligations. Instead, ADU production is captured as part of credit towards RHNA reflecting actual permitting and completion reported in the City's APRs. To assist in reaching the City's ADU development projections, Costa Mesa has included **Program 3E**, which explores actions the City will take to promote and incentivize the development of ADUs during the planning period. As outlined in the program, these actions may include:

- Coordinating with the County on implementation of a permit-ready ADU program
- Waiving specific permitting fees to make ADU development more feasible

- Creating an expedited plan check review process to ease the process for homeowners
- Explore potential State and Regional funding sources for affordable ADUs

Summary of Sites Inventory and RHNA Obligations

As described in this section and in further detail in **Appendix B**, the City of Costa Mesa has identified adequate sites to accommodate the 2021-2029 RHNA obligation of 11,760 housing units. These candidate housing sites, in combination with the programs stated in **Chapter 4**, will help to facilitate the development of future housing within the city.

G. Financial Resources

Providing an adequate supply of decent and affordable housing requires funding from various sources, the City has access to the following funding sources.

1. Section 8 Housing Choice Voucher, CDBG and HOME funds

The Section 8 Housing Choice Voucher program is a Federal government program to assist very low-income families, the elderly, and the disabled with rent subsidy payments in privately owned rental housing units. Section 8 participants are able to choose any housing that meets the requirements of the program and are not limited to units located within subsidized housing projects. They typically pay 30 to 40 percent of their income for rent and utilities. The Orange County Housing Authority (OCHA) administers Section 8 Housing Choice vouchers within the City of Costa Mesa. OCHA reports that as of June 30, 2014, a total of 640 vouchers were granted to Costa Mesa households.

Community Development Block Grants (CDBG)

The Community Development Block Grant (CDBG) program provides annual grants on a formula basis to cities to develop viable urban communities by providing a suitable living environments and by expanding economic opportunities, principally for low- and moderate-income persons (up to 80 percent AMI). CDBG funds can be used for a wide array of activities, including:

- Housing rehabilitation;
- Lead-based paint screening and abatement;
- Acquisition of buildings and land;
- Construction or rehabilitation of public facilities and infrastructure, and:
- Public services for low-income households and those with special needs.

In order to receive CDBG funding, the City of Costa Mesa is required to approve and implement the 2020-2024 Consolidated Plan. This is a planning document that identifies the City's housing and community needs and outlines a strategy to address these needs utilizing funds from the U.S. Department of Housing and Urban Development (HUD).

HUD also requires the City to prepare a One-Year Action Plan for each of the five years covered by the Consolidated Plan. For the 2020-2021 fiscal year the City of Costa Mesa received $1,600,000 in CDBG and HOME funding (including public service grants associated with CDBG) are anticipated to be allocated towards:

(1) Housing Rehabilitation
(2) Tenant-Based Rental Assistance (TBRA)
(3) HOME Administration
(4) Community Housing Development Organization (CHDO) Housing Reserve
(5) Special Housing Code Enforcement
(6) Mercy House – Bridge Shelter
(7) City of Costa Mesa Senior Social Services
(8) Community SeniorServ Meal Programs
(9) Fair Housing Foundation
(10) Youth Employment Services Program
(11) CDBG Administration
(12) Families Forward

HOME Investment Partnership Program (HOME)

The HOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for households with incomes not exceeding 80 percent of area median income. The program gives local governments the flexibility to fund a wide range of affordable housing activities through housing partnerships with private industry and non-profit organizations. HOME funds can be used for activities that promote affordable rental housing and homeownership by low-income households.

As with CDBG funding, HOME funds require the City complete a Consolidated Plan and a One-Year Action Plan. The 2020-2024 Consolidated Plan identifies the following objectives for HOME funds:

High Priority Need:

- Housing rehab: $275,000
- Tenant Based Rental Assistance: $150,000
- Community Housing Development Organization Reserve: $180,365
- Program Admin: $50,582

2. Opportunities for Energy Conservation

The primary uses of energy in urban areas are for transportation lighting, water heating, and space heating and cooling. The high cost of energy demands that efforts be taken to reduce or minimize the overall level of urban energy consumption. Energy conservation is important in preserving non-renewable fuels to ensure that these resources are available for use by future generations. There are also a number of benefits associated with energy conservation including improved air quality and lower energy costs.

Energy Use and Providers

Southern California Gas Company (SCG) provides natural gas service for the City. Natural gas is a "fossil fuel" and is a non-renewable resource. Most of the major natural gas transmission pipelines within the City are owned and operated by SCG. SCG has the capacity and resources to deliver gas except in certain situations that are noted in state law. As development occurs, SCG will continue to extend its service to accommodate development and supply the necessary gas lines. Electricity is provided on an as-needed basis to customers within existing structures in the City.

Southern California Edison Company (SCE) is the distribution provider for electricity in Costa Mesa. SCE services an area of 50,000 square miles with a population over 10 million; Costa Mesa represents less than one percent of the population served by SCE. Currently, SCE has no immediate plans for expansion of infrastructure, as most of the City is built out. However, every year SCE expands and improves existing facilities

according to demand and they have indicated that future growth in Costa Mesa as anticipated in the General Plan is within the parameters of the overall projected load growth which they are planning to meet.

Energy Conservation

The City's Conservation Element of the General Plan identify and establish goals and policies for preserving and managing natural resources in the City. The element states that solutions to energy problems can be solved through conservation and through the development of alternate energy sources. Energy suppliers are continuously searching for new and expanded sources of conventional fuels such as oil, gas, and coal. More recently developed fuels, such as nuclear and geothermal, make up a small share of the nation's energy supplies.

The City's Conservation Element states the City does not operate any local utilities related to energy, however, it partners with and supports energy providers to promote sustainable practices through local regulations. The Element also reports that while the national consumption of energy has increased by over 50 percent in the last 30 years, the State of California has remained stable due to conservation campaigns by individuals, businesses, utilities companies, and State and local regulations.

Solar energy is the viable alternate energy source for the City of Costa Mesa. As of January 2020, the State of California requires all new single-family and multi-family homes (up to 3 stories high) include a solar photovoltaic (PV) system as a source of electricity. The California Clean Energy Commission determined this mandate increases the cost of single-family residences by $8,400, but it saves homeowners and renters about $80 per month on electricity costs. To further promote the switch to solar energy, the City of Costa Mesa initiated the Go Green Program which waives permit fees for residential solar installations and electric vehicle charging stations.

The Leadership in Energy and Environmental Design (LEED) certification is a world-wide rating system which reviews and rates buildings, communities, and cities on their energy efficiency and conservation strategies. A LEED certified building is rated based on a set of points received and may be rated "certified" at the lowest and "Platinum" at the highest. In 2007, the City of Costa Mesa implemented a Green Building Program aimed at promoting energy efficiency by expediting the permitting process and waive certain fees for LEED certified projects. The City also became the first California city to require all new Municipal buildings be LEED Gold certified. LEED certified buildings are recognized for providing the following:

- Improved productivity and morale amongst workers, recruitment, and higher retention rates;
- Improved indoor environmental quality and air quality;
- Minimized energy and water costs during construction and operation;
- Minimized waste output;
- Pollution prevention; and
- Low-impact materials that last longer and may be non-toxic, recycled, and sustainably produced.

In February 2021, the City of Costa Mesa became the first city in California to achieve a LEED Gold for Cities and Communities certification.

Lastly, the City also abides to Title 24 standards as mandated by the State. Title 24 establishes energy efficiency standards for residential and nonresidential buildings (new structures and additions) to reduce energy consumption. The standards are updated every three years to achieve greater efficiency and reach for new goals.

Chapter 4

Housing Plan



Housing Plan

The Housing Plan describes the City of Costa Mesa 2021-2029 policy program. The Housing Plan describes the specific goals, policies, and programs to assist City decision makers to achieve the long-term housing objectives set forth in the Costa Mesa Housing Element. This Plan identifies goals, policies, and programs aimed at providing additional housing opportunities, removing governmental constraints to affordable housing, improving the condition of existing housing, and providing equal housing opportunities for all residents. These goals, policies, and programs further the City's overall housing policy goal is to Inspire a more diverse, sustainable, and balanced community through implementation of strategies and programs that will result in economically and socially diversified housing choices that preserve and enhance the special character of Costa Mesa.

Regional Housing Needs Assessment

The Southern California Association of Governments (SCAG) has conducted a Regional Housing Needs Assessment (RHNA) to determine the City's share of the affordable housing needs for the Orange County region. The RHNA quantifies Costa Mesa's local share housing needs for the region by income category. Income categories are based on the most current Median Family Income (MFI) for Orange County. The City's 2021-2029 RHNA growth need is as follows:

- 2,919 units - Very low income (0-50% County MFI)
- 1,794 units - Low income (51-80% of County MFI)
- 2,088 units - Moderate income (81-120% of County MFI)
- 4,959 units - Above moderate income (120% or more of County MFI)

11,760 units – Total

A. Guiding Principles

The City of Costa Mesa followed certain "guiding principles" in developing its approach and strategy for accommodating future housing growth. These guiding principles assist with implementation of the housing goals, policies and programs and will aid overall decision making. The guiding principles are rooted in community engagement and local knowledge and input into the planning process. The guiding principles are as follows:

- The City will plan for future housing primarily along major commercial, industrial, and mixed-use corridors within Costa Mesa that are compatible with growth, while preserving established residential neighborhoods.
- Each neighborhood, community, and district within Costa Mesa has its own unique characteristics and needs. Future housing growth will build upon Costa Mesa's history and complement the diversity and unique characteristics that already exist within each area.
- The City will plan for a diverse range of housing forms, types, and densities to address the housing needs of an inclusive and diverse community and provide housing opportunities that meet the needs of all residents, including low-income households, seniors, multi-generational families, larger households, and special needs groups.

As identified in Chapter 2, the City will need to address the following findings based on the data presented in this Community Profile:

- The Costa Mesa population is showing aging trends – housing goals should address the needs of seniors who may have less flexible income, need accessibility accommodations, or may seek assisted living options. **The City has established Housing Program 2D to address this finding.**
- Over a quarter of the Costa Mesa population identifies as Hispanic or Latino – housing needs should account for possible cultural needs such as larger or multigenerational housing units. Additionally, housing information should be made available in Spanish to assist in the location of appropriate housing within the community. **The City has established Housing Programs 2E and 4A to address this finding.**
- Approximately 47 percent of the Costa Mesa population earn a lower income, indicating that production of and access to affordable housing including affordable rental options and entry level home ownership facilitation should be addressed. **The City has established Housing Programs 2B, 4A, 4B, and 4C to address this finding.**
- Approximately 48.8 percent of renters and 31.8 percent of homeowners are estimated to spend more than 30 percent of their income on housing, indicating a high housing cost burden overall with a higher proportion of renters compared to owners experiencing overpayment. **The City has established Housing Programs 2B, 4A, 4B, and 4C to address this finding.**
- Based on for sale and rental housing prices, a moderate-income household cannot afford to own a home in Costa Mesa, while lower income households cannot afford to own or rent in Costa Mesa without experiencing overpayment. **The City has established Housing Programs 2B, 4A, 4B, and 4C to address this finding.**
- The majority of housing units in Costa Mesa were built over 30 years ago – households in older homes may benefit from assistance in renovating their homes and ensuring safe living environments with access to all utilities. **The City has established Housing Programs 1A and 1B to address this finding.**
- Costa Mesa has a relatively low vacancy rate, indicating high demand for housing and low availability of housing units within the City. **The City has established Housing Programs 2B and 3A to address this finding.**
- 46.5 percent of Costa Mesa households have at least one of the four identified housing problems, which include:
    - Units with physical defects (lacking complete kitchen or bathroom);
    - Overcrowded conditions (housing units with more than one person per room – excluding bathrooms and kitchens);
    - Housing cost burdens, including utilities, exceeding 30 percent of gross income; and
    - Severe housing cost burdens, including utilities, exceeding 50 percent of gross income.

  The City has established Housing Programs 1A, 1B, and 4A to address this finding.

B. Housing Goals

The City of Costa Mesa has identified the following housing goals as part of this Housing Element Update:

Housing Goal #1: Preserve and enhance the City's existing housing supply.

Housing Goal #2: Facilitate the creation and availability of housing for residents at all income levels and for those with special housing needs.

Housing Goal #3: Identify adequate, suitable sites for residential use and development to meet the City's Regional Housing Needs Assessment (RHNA) at all income levels and promote a range of housing types to meet the needs of all segments of the Costa Mesa community.

Housing Goal #4: Provide housing opportunities to residents of all social and economic segments of the community without discrimination on the basis of race, color, religion, sex, sexual orientation, disability/medical conditions, national origin or ancestry, marital status, age, household composition or size, source of income, or any other arbitrary factors.

The goals listed above are described below and on following pages with accompanying policies and programs to achieve them.

C. Housing Policies and Programs

This Housing Element expresses the Costa Mesa's overall housing goals and supporting policies, quantified objectives, and the housing programs to achieve the objectives. The stated Housing Programs are based on a review of past performance of the prior 2013-2021 Housing Element, analysis of current constraints and resources, and input from Costa Mesa residents and stakeholders.

Housing Goal #1
Preserve and enhance the City's existing housing supply.

POLICIES HOU-1

HOU-1.1 Assist low and moderate-income homeowners and renters through housing assistance programs as long as funds are available. Consideration should be given to low and moderate-income homeowners within designated environmental justice area boundaries.

HOU-1.2 Minimize the displacement risk for existing residents when considering approval of future redevelopment and public projects.

HOU-1.3 Prioritize enforcement of City regulations regarding derelict or abandoned vehicles, outdoor storage, substandard or illegal construction and establish regulations to abate blighted or substantially unmaintained properties, particularly when any of the above is deemed to constitute a health, safety, or fire hazard.

HOU-1.4 Establish housing programs and code enforcement as a high priority and provide adequate funding and staffing to support those programs.

HOUSING GOAL 1 IMPLEMENTATION ACTIONS

PROGRAM 1A: Owner-Occupied Housing Rehabilitation

This program is designed to assist qualified property owners to improve single-family residential properties. Improvements include, but are not limited to, health and safety repairs such as mechanical, plumbing, electrical, roofing, security, medical emergency requirements, and/or aid the mobility of the physically disabled and/or elderly. The program provides rehabilitation loans (up to $50,000) and grants (up to $17,500). The loan offers deferred payment that will accrue zero percent interest and will be fully deferred without principal repayment until the sale or transfer of all or any interest in the property, or the occurrence of any other default by the property owner identified in the terms and conditions of the Loan Agreement. Maximum loan-to-value is 85 percent of the current market value.

Objectives:

- Provide informational materials on the Owner-Occupied Housing Rehabilitation program.
- Encourage the participation of seniors, veterans, and disabled residents in this program.
- Evaluate the effectiveness of this program and, if necessary, modify program characteristics.

Timeframe: Annually market information and evaluate the program's effectiveness. Any program modifications to be made by December 2023
Responsible Agency: City of Costa Mesa Economic and Development Services Department/Housing and Community Development Division
Funding Source: Federal HOME funds

PROGRAM 1B: Mobile Home Rehabilitation

The City encourages the preservation of mobile homes as an affordable housing resource. Specifically, the City provides financial assistance (up to $12,500) as a grant to eligible owner-occupants to rehabilitate existing dwelling units.

Objectives:

- Provide financial assistance as long as funding from HOME funds remains available.
- Market information on funding as available.
- In 2025, the City assisted 6 households through this program.

Timeframe: Annually market assistance available and grant funding on a case-by-case basis.
Responsible Agency: City of Costa Mesa Economic and Development Services Department/Housing and Community Development Division
Funding Source: Federal HOME Funds

PROGRAM 1C: Monitoring and Preservation of At-Risk Housing Units

The City has 1,144 total housing units with affordability covenants. Of these units, none are at risk of converting to market rate between 2021 and 2031. The Casa Bella Apartments affordability covenant will expire during this period; however, these units are under an agreement with the United States Department of Housing and Urban Development, which renews every five-years and mandates project affordability. Therefore, the Casa Bella Apartments are not at risk of conversion.. All residential developments with affordability covenants are listed in Section 3.E.4 of this Housing Element.

Objectives:

- Regularly monitor deed-restricted units that have the potential of converting to market-rate during the planning period.
- Work with the property owners of Casa Bella on potential extensions past the current 2025 agreement.
- Comply with noticing requirements and coordinate with qualified entities to preserve at-risk units.
- Assist with funding, as available, or support funding actions for tenant education.

Timeframe: (Completed.) Annually market tenant education information and available assistance.
Responsible Agency: City of Costa Mesa Economic and Development Services Department/Housing and Community Development Division and Planning Division
Funding Source: CDBG, Golden State Acquisition Fund (GSAF), Multifamily Housing Program (MHP)

Housing Goal #2
Facilitate the creation and availability of housing for residents at all income levels and for those with special housing needs.

POLICIES HOU-2

HOU-2.1 Facilitate the development of housing that meets the needs of all segments of the population including affordable housing and households with specialized needs.

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 through the dissemination of informational materials and discussions with project applicants.

HOU-2.3 Monitor the implementation of the City's ordinances, codes, policies, and procedures to ensure they comply with State requirements for "reasonable accommodation" for disabled persons and all fair housing laws.

HOU-2-4 Encourage housing programs and future actions that address the need for affordable housing options as well as the housing needs of Costa Mesa's senior resident population and the large households population.

HOUSING GOAL 2 IMPLEMENTATION ACTIONS

PROGRAM 2A: Inclusionary Housing Ordinance

As of 2024, the City of Costa Mesa has established an inclusionary housing ordinance. To support this effort, the City has allocated $2.5 million to an affordable housing trust fund. The City will continue to monitor the effectiveness of the inclusionary housing ordinance and will consider potential modifications to in-lieu fees, as needed.

Objectives:

- Assess inclusionary housing ordinance for effectiveness and recommend changes, as needed.

Timeframe: To be completed by December 2027.
Responsible Agency: City of Costa Mesa Economic and Development Services Department/Housing and Community Development Division and Planning Division
Funding Source: In Kind, General Fund

PROGRAM 2B: Affordable Housing Development

The City understands that there may be local procedures or standards that could impact the development of affordable housing. The development process relies on a number of factors working together, including timing, fees and flexibility in design components required of a project. As such, this program aims to inform and incentivize the development community to develop affordable housing.

Objectives:

- Pursue State and regional funding for affordable housing development.
- Pursue local partnerships and annually meet with affordable housing organizations to encourage the development of housing affordable to all segments of the population.
- Establish development incentives (i.e. deferment of fees, priority processing, modified development standards, etc.) for affordable housing projects that meet objective evaluation criteria similar to the process for density bonus concessions. The City established a streamlined development review for qualifying projects on Housing Element sites and in the MUOD. Streamlined development review allows for a ministerial approval consistent with applicable provisions of State Law. Residential construction of two or more stories is subject to development review, which is a ministerial planning division review against applicable objective zoning standards of the Citywide Multifamily Residential and Mixed-Use Objective Design Standards. State Density Bonus Law review has also been modified to Planning Division review authority.
- Develop clear instructional materials for achieving incentives and make them publicly available on the City's website.

Timeframe: Establish incentives and instructional materials by December 2023. Pursue funding and partnership annually. Meet with organizations annually.
Responsible Agency: City of Costa Mesa Economic and Development Services Department/ Housing and Community Development Division and Planning Division
Funding Source: HOME, General Fund, State Department of Housing and Community Development Funds, Low Income Housing Tax Credits and CalHFA

PROGRAM 2C: Supportive Services for Persons with Special Housing Needs

The City recognizes special needs groups (as defined in Chapter 2 of this Housing Element) require additional assistance to secure decent housing and supportive services. Through the annual Action Plan process for the CDBG program, the City evaluates the needs of various special needs groups and the allocation of CDBG Public Service dollars accordingly. The City will continue to expend available CDBG funds in a manner that addresses local needs and augments the regional continuum of care system in Orange County.

Objectives:

- Provide information regarding the City's Annual Action Plan findings regarding special needs groups and the availability and allocation of CDBG funds on the City's website.

- Outreach to local organizations working with special needs populations to receive feedback and provide information on the availability of funding.

Timeframe: Annually outreach to local organizations and provide information online regarding the Annual Action Plan findings regarding special needs populations and availability and allocation of CDBG funds.
Responsible Agency: City of Costa Mesa Economic and Development Services Department/Housing and Community Development Division
Funding Source: CDBG

PROGRAM 2D: Facilitate Development of Senior Housing Options

Senior residents, generally defined as those over 65 years of age, make up approximately 10.7 percent of the population in Costa Mesa and 7.5 percent of all households within the City are seniors living alone. As part of the candidate housing sites analysis, the City has identified one parcel suitable for the specific development of senior housing. In 2025, the City approved entitlements for a 70-unit senior housing development at this site. This program aims to coordinate with the project developer to facilitate the development of senior housing on this parcel. Further, the City will continue to seek other potential opportunities to facilitate the development of senior housing across the City.

Objectives:

- Identify potential opportunities for Senior Housing developments within Costa Mesa, including working with developers who specialize in the development of Senior Housing.
- Support the development of senior housing on the Senior Center parcel identified as part of the candidate housing site analysis through developer coordination and letters of support for financing, as needed.

Timeframe: Annually meet with senior housing developers to receive feedback, market housing sites adequate for the development of senior housing and pursue other opportunities for senior housing development.
Responsible Agency: City of Costa Mesa Economic and Development Services Department/Housing and Community Development Division
Funding Source: HOME, In Kind

PROGRAM 2E: Encourage Development of Housing Options for Large-Family Households

Large households are defined as those consisting of five or more members. In Costa Mesa, approximately 10 percent of all households meet the definition of a large-family household. The majority of large-family households are renter-occupied (62.8 percent) as opposed to owner-occupied (37.2 percent). This is compounded by the fact that single-family detached households, which generally tend to be owner-occupied in Costa Mesa, are more likely to be able to accommodate five or more people while apartment complexes rarely develop units larger than 3 bedrooms.

Objectives:

- Promote and work with applicants who propose for-rent residential projects to encourage 4-bedroom units as part of proposed developments.
- Review development standards to determine if any pose an impediment to the development of larger units. If it is found that certain standards present an impediment, the City will adopt amendments to the Zoning Code to alleviate those impediments. In April 2026, the City amended

its parking requirements to eliminate standards based on the number of bedrooms, reducing constraints on the development of larger units.

Timeframe: Review development standards for larger units and, if necessary, amend the Zoning Code by Winter 2025. Annually meet with housing developers to encourage the development of larger units.
Responsible Agency: City of Costa Mesa Economic and Development Services Department/Housing and Community Development Division
Funding Source: HOME funds, In Kind

PROGRAM 2F: Persons with Physical and Developmental Disabilities

As identified in **Chapter 2**, the City of Costa Mesa has a total of 9,224 persons reported having at least one physical disability. As of May 2021, approximately 932 persons with a developmental disability have received services through the Regional Center of Orange County (RCOC). The City understands that people with physical and developmental disabilities may have unique needs when looking for housing accommodations and is committed to assisting residents.

Objectives:

- Take actions to accommodate ADA retrofit efforts, ADA compliance and/or other measures where appropriate through the implementation of Title 24, as well as reviewing and amending its procedures to comply with State Law.
- Review procedures and consider revisions to the reasonable accommodation procedures to provide more flexibility in housing accommodations for persons with physical and developmental disabilities. On April 7, 2026 the city adopted changes to its reasonable accommodates procedure.
- City will proactively reach out to developers and other agencies annually to take steps to improve and develop housing for persons with disabilities.

Timeframe: Review procedures to accommodate ADA retrofit efforts, ADA compliance and/or other measures where appropriate, and, if necessary, amend the Zoning Code by Winter 2025
Responsible Agency: City of Costa Mesa Economic and Development Services Department/Housing and Community Development Division
Funding Source: HOME, CDBG, In Kind

PROGRAM 2G: Safety Element Update and adoption of Environmental Justice Policies

SB 1035 requires that the City review and revise the Safety Element to identify new information relating to flood and fire hazards that was not previously available during the previous revision of the Safety Element. SB 1000 requires that the City incorporate environmental justice policies within the General Plan. In 2025, a study session was held with the City's Planning Commission to discuss the draft update to the Safety Element. In January 2026, the City received grant funds to support review and recommendations for Environmental Justice revisions to the City's General Plan.

Objectives:

- Revise and amend the current Safety Element.
- Amend portions of the General Plan to include environmental justice policies in compliance with SB 1000.

Timeframe: To be completed by December 2026.
Responsible Agency: City of Costa Mesa Development Services Department/Planning Division
Funding Source: State and Federal Grant Funds (e.g., SB2 LEAP funds), In Kind, General Fund

PROGRAM 2H: Farmworker Housing

Per California Health and Safety Code Sections 17021.5 and 17021.6, the City is required to permit farmworker housing by-right, without a conditional use permit (CUP), in single-family zones for six or fewer persons and in agricultural zones with no more than 12 units or 36 beds. In March 2026, the City adopted revisions to the Municipal Code related to farmworker housing, also known as employee housing, consistent with State Law.

Objectives:

- Maintain consistency with the California Health and Safety Code Sections 17021.5 and 17021.6 and any subsequent revisions.

Timeframe: Completed March 2026
Responsible Agency: City of Costa Mesa Economic and Development Services Department/Planning Division
Funding Source: In Kind

PROGRAM 2I: Promote State Density Bonus Incentives

Density bonus is an effective incentive to aid in the development of affordable housing units within Costa Mesa through providing concessions to proposed developments that meet specific affordability criteria. These concessions may take the form of additional residential units permitted beyond the density allowed in the base zoning, a relaxed parking standard, as well as the ability to deviate from development standards. Currently, the maximum number of concessions a project can receive through density bonus is three. In January 2026, the City received grant funds to support review and recommendations for revisions to the Density Bonus Ordinance.

Objectives:

- Evaluate and update the Density Bonus Ordinance to comply with State Density Bonus Law.

Timeframe: Adopt revisions to the City's Density Bonus Ordinance – December 2026
Responsible Agency: City of Costa Mesa Economic and Development Services Department/Planning Division
Funding Source: In Kind/General Fund

PROGRAM 2J: Transitional and Supportive Housing

California Government Code Section 65583(c)(3) requires transitional and supportive housing to be permitted in all residential zoning districts under the same restrictions as other residential dwellings of the same type in the same zone. Government Code Section 65651(a) also requires permanent supportive housing to be permitted by-right in zones where multi-family and mixed-use development is permitted, including non-residential zones permitting multi-family uses if they meet the Government Code Section requirements. In March 2026 the City adopted revisions to the municipal code consistent with State Law.

Objectives:

- Monitor the inventory of sites appropriate to accommodate transitional and supportive housing.

- Proactively engage relevant organizations to meet the needs of persons experiencing homelessness and extremely low-income residents.

Timeframe: Completed March 2026.
Responsible Agency: City of Costa Mesa Economic and Development Services Department/Planning Division
Funding Source: In Kind/HOME-ARP

PROGRAM 2K: Planning Application Fees

Residential developers are subject to a variety of fees and exactions to process permits and provide necessary services and facilities as allowed by State Law. Development fees are necessary to implement planning, zoning and building safety laws and to provide the public services and infrastructure necessary to serve City residents. This program seeks to avoid application fees creating constraints to the development of affordable housing and to reduce development costs in other ways, where possible. In March 2026, the City adopted revisions to the Zoning Code, creating by-right permit processing for qualifying residential developments, reducing the overall timing and cost associated with development.

Objectives:

- Review planning application fees, with a special focus on the density bonus fee, and update the fee(s) to avoid creating a constraint to the development of affordable housing.

Timeframe: Completed March 2026
Responsible Agency: City of Costa Mesa Economic and Development Services Department/Planning Division
Funding Source: In Kind/General Fund

PROGRAM 2L: Development of Housing for Extremely Low and Low-Income Households

The City recognizes the importance of supporting the development of housing for low and extremely low income households. It is a primary goal of the Housing Element to increase the feasibility of development of housing for extremely low and low income households. In March 2026, the City approved revisions to the Zoning Code to include a zoning overlay that creates new opportunities for housing to be developed by-right, especially those developments with units affordable to lower income households.

Objectives:

- Subsidize up to 100 percent of the City's application processing fees for qualifying developments where all units are affordable to 80 percent AMI or lower, as funding is available.
- Annually promote the benefits of this program to the development community by posting information on its webpage and creating a handout to be distributed with land development applications regarding development opportunities and incentives.
- Proactively reach out to developers at least once annually to identify and promote development opportunities.
- (Completed)Support funding development applications throughout the planning period for projects proposing units affordable to lower income households.

Timeframe: As funding is available, promote the program and outreach; adopt priority processing and other incentives by December 2024.
Responsible Agency: City of Costa Mesa Economic and Development Services Department/Planning Division
Funding Source: In Kind/General Fund

PROGRAM 2M: Parking Standards for Residential Developments

The City's residential off-street parking requirements are provided in Section 3.B.3 of this Housing Element. Parking requirements ensure that there is adequate parking provided for residents and for guests in both single-family and multi-family residences. This program seeks to avoid potential constraints due to parking requirements to facilitate the development of multi-family developments, and specifically affordable housing projects. In April2026, the City approved reduced parking requirements for all multifamily development and no minimum parking required for residential uses on sites identified by the Housing Element.

Objectives:

- Review and revise the Zoning Code's requirements for residential off-street parking for multi-family projects to facilitate the development of multi-family housing, and specifically affordable housing.
- Seek opportunities to reduce off-street parking requirements for residential uses beyond the Housing Element sites.

Timeframe: Review by December 2024; revise Code by Winter 2026.
Responsible Agency: City of Costa Mesa Economic and Development Services Department/Planning Division
Funding Source: In Kind/General Fund

PROGRAM 2N: Reasonable Accommodation

The City has completed an analysis of its Reasonable Accommodation process in Section 3 of this Housing Element. By the nature of Reasonable Accommodation requests and the range of potential modifications that could need to be accommodated, the City has to evaluate each request individually. This process is described within the City's Zoning Code and persons may contact the City's planning department for assistance with requests. In April 2026, the City approved revisions to its Reasonable Accommodation process to be consistent with State and federal fair housing requirements.

Objectives:

- Review and revise the Reasonable Accommodation procedure to promote access to housing for persons with disabilities, address potential constraints and establish potential objective standards, and provide guidance and amend as necessary to promote greater certainty on how approval findings will be implemented.
- Meet with local organizations and developers to promote access to housing for persons with disabilities and address potential constraints.

Timeframe: Review and revise Code by December 2024. (Completed). Annually review and, if necessary, revise the reasonable accommodations procedures. Annually meet with local organizations and housing developers to promote access to housing for persons with disabilities and address potential constraints.
Responsible Agency: City of Costa Mesa Economic and Development Services Department/Planning Division
Funding Source: In Kind/General Fund

PROGRAM 2O: Definition of Single Housekeeping Unit

The City's definitions of "family" and "single housekeeping unit" within the zoning code do not differentiate between related and unrelated individuals, or between disabled and non-disabled individuals, living together. Notwithstanding, in order to promote flexibility to accommodate residents with different living conditions, in April 2026, the City adopted revisions to its Zoning Code per the objectives below.

Objectives:

- Review and revise the definition of "single housekeeping unit" within the zoning code to provide greater flexibility in consideration of accommodating a variety of household situations for related and unrelated individuals living together.

Timeframe: Completed – March 2026.
Responsible Agency: City of Costa Mesa Economic and Development Services Department/Planning Division
Funding Source: In Kind/General Fund

PROGRAM 2P: Group Homes

The City has completed an analysis of its regulations applicable to group homes in Section 3 of this Housing Element. Group homes are allowed in all residential zoning districts through a conditional or special use permit. In April 2026, the City approved revisions to its Zoning Code applicable to group homes to affirmatively further fair housing and comply with fair housing laws per the objectives below.

Objectives:

- Review and revise the City's zoning code and application procedures applicable to group homes to promote objectivity and greater approval certainty similar to other residential uses.

Timeframe: Review and revise Code by Winter 2024 (Completed)
Responsible Agency: City of Costa Mesa Economic and Development Services Department/Planning Division
Funding Source: In Kind/General Fund

Housing Goal #3
Identify adequate, suitable sites for residential use and development to meet the City's Regional Housing Needs Assessment (RHNA) at all income levels and promote a range of housing types to meet the needs of all segments of the Costa Mesa community.

POLICIES HOU-3

HOU-3.1 Encourage the conversion of existing marginal, underutilized, or vacant motels, commercial, and/or industrial land to residential, where feasible and consistent with environmental conditions that are suitable for new residential development.

HOU-3.2 Encourage the development of well-planned and designed residential or mixed-use projects which, through vertical or horizontal integration, provide for the development of compatible residential, commercial, industrial, institutional, or public uses within a single project, neighborhood, or geographic area within the City.

HOU-3.3 Actively engage and partner with large employers, the Chamber of Commerce, and major commercial and industrial developers to identify and implement programs to balance employment growth with the ability to provide housing opportunities affordable to the incomes of the newly created job opportunities.

HOU-3.4 Consider the potential impact of new housing opportunities and their impacts on existing residential neighborhoods when reviewing development applications affecting residential properties.

HOU-3.5 Encourage residential and mixed-use development along transportation routes and major commercial/mixed use corridors.

HOUSING GOAL 3 IMPLEMENTATION ACTIONS

PROGRAM 3A: Adequate Sites

The City of Costa Mesa is required to maintain an inventory of vacant and underutilized sites and provide this inventory to interested developers as well as make the information publicly available. To keep this list accurate, the City will monitor its status of meeting the Regional Housing Needs Allocation (RHNA) annually and ensure that the City has adequate sites available to accommodate its RHNA. Additionally, the City has completed its rezoning for Housing Element sites to increase residential capacity in key areas across the City.

Objectives:

- Maintain an inventory of vacant and underutilized sites and provide this inventory to interested developers.
- Monitor its status of meeting the Regional Housing Needs Allocation (RHNA) annually and ensure that the City has adequate sites available to accommodate its RHNA. If the City's inventory of adequate sites falls below its remaining RHNA, the City will take actions to identify additional capacity to accommodate the shortfall.
- Promote the development of housing, live/work, and mixed-use development on the sites identified within the inventory through actions such as:
    - Make information on candidate housing sites readily available through a database available to the public.
    - Priority processing for candidate housing sites which provide the amount of affordable housing units at the income levels identified within the housing element for individual candidate sites.
    - If funding becomes available, the City shall subsidize up to 100 percent of the City's application processing fees for qualifying developments that provide the amount of affordable housing units at the income levels identified within the housing element for individual candidate sites.

Timeframe: Publish candidate housing sites on the City website by December 2023. Provide priority processing for candidate housing sites that meet the outlined requirements throughout the planning period. Market available funding, as available, for projects on candidate housing sites that meet outlined requirements
Responsible Agency: City of Costa Mesa Economic and Development Services Department/Planning Division
Funding Sources: In Kind

PROGRAM 3B: Fairview Developmental Center – State Property

Fairview Developmental Center, owned by the State of California, is a 109-acre property located at 2501 Harbor Boulevard in Costa Mesa. This property historically housed adults with intellectual and developmental disabilities but is closed and has been identified as surplus property by the State. The City has engaged with the State Department of General Services regarding the future use of the property as a master planned residential/mixed-use community with a substantial affordable housing component and other community amenities.

The City has been coordinating with the State of California Department of General Services (DGS) for future use of the site. The City is considering various zoning strategies permit the residential densities and development of the acreage identified within the candidate housing sites inventory, while also considering expedited permitting.

On June 26, 2022, Senate Bill No. 188 was approved by the State Assembly, which authorized the State to enter into an agreement with the City of Costa Mesa for the City to develop a specific plan for the Fairview Developmental Center property. The State appropriated $3.5 Million to the State Department of Development Services for allocation to the City to facilitate disposition of the Fairview Developmental Center property, by amending the general plan of the City and any appropriate planning documents and zoning ordinances, completing any environmental review, and addressing the economic feasibility of future development to be utilized for a mixed-use development, including mixed-income housing. Pursuant to the Senate Bill, the development would include and prioritize affordable housing, including at least 200 units of permanent supportive housing, and open space.

Objectives:

- Partner with the State to pursue compatible development on the Fairview Developmental Center site consistent with the State's Site Assessment and the Housing Element's sites analysis to permit residential development at the identified densities.
- Complete land use and rezoning actions at the Fairview Developmental Center through development of a Specific Plan, and/or other appropriate actions necessary to implement the Specific Plan by the end of 2026. The Specific Plan will be consistent with the residential dwelling units identified in the sites inventory for the site and will be subject to affordability requirements and development process incentives such as expedited processing including a dedicated staff project manager to promote future projects within the Fairview Developmental Center property to include affordable housing. The Specific Plan will include objective development standards to give clear guidance to future development projects with the intent of reducing the time it takes to entitle and develop projects for residential uses. The City will facilitate parceling and site planning at appropriate sizes as part of the Specific Plan implementation.
- DGS opened their application portal in January 2026, for the disposition of the site (available as either for sale or long-term lease) to allow interested developers to submit proposals for State consideration for the selection of a master developer for the redevelopment of the Fairview Developmental Center. The City's assigned project manager will facilitate and coordinate the review of future development applications with the master developer for any potential entitlements that may be needed and all applicable building permits.
- On October 4, 2022, the City approved an agreement with the State of California to fund planning services relating to the Fairview Developmental Center. The agreement stipulates that the State will provide up to $3.5 million in funds to the City to support an up to three-year agreement for a City-led local outreach and land planning effort for the FDC site. The funds will be used for the following land use planning activities: extensive community engagement, technical analysis and infrastructure studies, conceptual land use exhibits and Land Use Alternatives, preparation of a Specific Plan and associated general plan and zoning amendment, preparation of the Environmental Impact Report and associated technical studies pursuant to the California Environmental Quality Act, public hearings and review of the State prepared RFP process for site disposition.

- The draft Fairview Developmental Center Specific Plan and Environmental Impact Report (EIR) were released for public review and comments in Spring 2026; adoption is anticipated in Summer/Fall 2026. The specific plan includes a minimum residential development capacity of 2,300 units up to a maximum of 4,000 units based on the financial feasibility analysis completed as part of the specific plan scope of work.
- Rezoning will be completed to meet all by right requirements pursuant to California Gov Code 65583(h & i)

Timeframe: Adopt the Specific Plan to facilitate future housing development at the Fairview Developmental Center site by December 2026, unless an agreement extension is approved by the State.
Responsible Agency: City of Costa Mesa/State of California
Funding Sources: State and Federal Grant Funds, In Kind

PROGRAM 3C: Update the North Costa Mesa Specific Plan

The North Costa Mesa Specific Plan is an existing specific plan located north of the 405 Freeway, containing a mixture of residential, commercial, office, and cultural/arts uses. Development in this area is typically of higher densities/intensities than other areas in Costa Mesa. This area is a key component of the City's sites strategy for future housing growth.

The City will complete the required zoning code/Specific Plan amendments to update the North Costa Mesa Specific Plan based on the sites analysis to permit residential development at an allowable density up to 90 dwelling units per acre. Through this program, the City will modify development standards to promote residential development at the allowable density. These updates may include amending the boundary of the Specific Plan area as well as revising development standards. The number of housing units able to be developed in these areas is determined by the density. This program modifies densities within the North Costa Mesa Specific Plan to accommodate the assumptions within the Housing Element. **As part of this effort, in April 2026, the City approved an amendment to the North Costa Mesa Specific Plan to rezone the Housing Opportunity sites and to meet all by right requirements pursuant to California Gov Code 65583 (h & i). The City will further amend the specific plan to accommodate additional residential and mixed-use development capacity as part of a greater citywide effort to implement Measure K.**

Objectives:

- Complete the required zoning code/Specific Plan amendments to update the North Costa Mesa Specific Plan based on the sites analysis to permit residential development at an allowable density of up to 90 dwelling units per acre. As noted in the program, development capacity is determined by density so effectively there are no total unit caps within the North Costa Mesa Specific Plan. Rezoning has been completed to meet all by right requirements pursuant to California Gov Code 65583(h & i)

Timeframe: Completed – March 2026 .
Responsible Agency: City of Costa Mesa Economic and Development Services Department/Planning Division
Funding Sources: State and Federal Grant Funds (e.g. SB2 LEAP funds), In Kind, General Fund

PROGRAM 3D: Update the City's Urban Plans and Overlays

The City has adopted Urban Plans and overlays that apply to specific planning areas and corridors within the City. These plans are intended to encourage compatible development through modified development standards and guidelines specific to a localized area of the City.

The City will complete the required Zoning Code amendments to rescind the existing Urban Plans and update the Overlays based on the sites analysis to permit residential development at the densities identified in the candidate housing sites analysis. These updates may include amending the boundary of the Specific Plan area as well as revising development standards. Densities for residential development are anticipated to differ depending on the surrounding context and are listed in **Appendix B.**

The City has identified the acreage shown below in and around the identified Urban Plan and Overlay areas to be rezoned. Urban Plan and overlays do not change the base zoning of a parcel, but rather add flexibility in development potential, including uses and densities. There are no caps on residential development within the Urban Plan and Overlay areas.

Objectives:

- Complete the required Zoning Code amendments to update the existing Urban Plans and Overlays based on the candidate housing sites analysis to permit residential development at the identified allowable densities:
  - 19 West Urban Plan (50 du/ac). The City will rescind the 19 West Urban Plan, and consolidate the area into a greater Mixed-Use Overlay District (MUOD).
  - SoBECA Urban Plan (60 du/ac). The City will rescind the SoBECA Urban Plan , and consolidate the area into a greater MUOD.
  - Mesa West Bluff Urban Plan (40 du/ac). The City will rescind the Mesa West Bluff Urban Plan , and consolidate the area into a greater MUOD.
  - Harbor Mixed-Use Overlay (50 du/ac). The City will rescind the Harbor Mixed-Use Overlay, and consolidate the area into a greater MUOD.
- Remove the Mesa West Residential Ownership Overlay. The opportunities established in the Mesa West Residential Ownership Urban Plan will be codified in amendments to the Residential Common Interest Development section of the Zoning Code. The urban plan will be rescinded.
- Rezoning will be completed to meet all by right requirements pursuant to California Gov Code 65583(h & i)

Timeframe: To be completed by December 2026.
Responsible Agency: City of Costa Mesa Economic and Development Services Department/Planning Division
Funding Sources: State and Federal Grant Funds (e.g., SB 2 LEAP funds), In Kind, General Fund

PROGRAM 3E: Promote the Development of Accessory Dwelling Units (ADUs)

Costa Mesa has single-family and multi-family residential neighborhoods which create the environment for accessory dwelling units to be built. As discussed in the analysis in **Chapter 3**, new State Laws, combined with relaxed development standards (such as waiver of parking requirements along with increased educational efforts by the City) have resulted in an increased number of ADUs being permitted and constructed since 2018. In 2023 and 2025, the City approved updates to the ADU ordinance, consistent with State Law. Additionally, in January 2025, the City launched a pre approved ADU program to offer homeowners an expedited and efficient path to adding ADUs by selecting pre-approved design plans to ensure a streamlined

site plan review process. The City anticipates continued growth in ADU development as the concept becomes more common within Southern California. The City will implement programs with the intent of promoting the development of accessory dwelling units within the 6th cycle including the following.

Objectives:

- Review and revise the City's ADU ordinance as necessary to comply with State Law. (Completed)
- Coordinate with the County on implementation of a permit-ready ADU program.
- Post a user-friendly FAQ on the City's website to assist the public.
- Offer permitting fee waivers, as funding is available.
- Create an expedited plan check review process to ease the process for homeowners.
- Research potential State and Regional funding sources for affordable ADUs and make the information found publicly available to homeowners.
- Engage with residential development applicants regarding ADU opportunities that may not have been considered.

Timeframe: Program components analyzed by December 2023, with implementation by December 2024. Review and revise the ADU ordinance within one year. (Completed)
Responsible Agency: City of Costa Mesa Economic and Development Services Department/Planning Division
Funding Sources: In Kind, General Fund

PROGRAM 3F: Motel Conversions, Efficiency Units, and Co-living Housing Types

Motel conversions to permanent housing are referenced in the Zoning Code but policies and standards have not been updated for many years and may serve as an impediment to conversions. Participants in the City's community outreach process expressed that these types of units may meet a need for students, young professionals, seniors, or anyone within the community who may desire smaller housing unit options that are more affordable. Additionally, the City's analysis in Chapter 2 showed that non-family households made up an estimated 40.2 percent of total households within Costa Mesa in 2018. Co-living or flexibility in housing types may present increased housing options at different affordability levels for this large portion of households in Costa Mesa.

In April 2026, the City approved amendments to the Zoning Code to define "efficiency unit" and "single room occupancy unit" to address the need for development types with small unit sizes and shared facilities. Further, to address the potential housing need that motels may serve, the City approved an amendment to the Motel Ordinance to ensure that all laws are followed related to the displacement and relocation of residents in the event that a motel is converted.

If an appropriate project becomes available, the City will explore opportunities to implement motel conversions through Project Homekey understanding that it is a competitive grant process that does not guarantee funding. The City has received a grant for two projects under project Homekey and has approved a funding commitment of up to $5.85 million for local match funding for these Homekey projects. Permits have been issued for these projects totaling 126-units. A qualified /experienced City staff member has been assigned to manage these potential program activities.

Objectives:

- Establish definitions of co-living and efficiency housing options within the Costa Mesa Zoning Code (Completed).
- Develop informational materials which outline the City's process for permitting efficiency unit and co-living housing types and distribute them to interested members of the development community.
- Explore opportunities to implement motel conversions through Project Homekey.
- Comply with State and Federal laws related to displacement and relocation of long-term residents when considering motel conversion opportunities.

Timeframe: Completed March 2026
Responsible Agency: City of Costa Mesa Economic and Development Services Department/Planning Division
Funding Sources: State and Federal Grant Funds (e.g., HUD funds, State Project Homekey funds), In Kind

PROGRAM 3G: Address City-wide Vote Requirement in Relation to Housing Element Compliance

As it exists upon adoption of the 2021-2029 Costa Mesa Housing Element, the City's Municipal Code requires voter approval of certain changes in land use, defined as those projects that amend, change or replace the General Plan, the Zoning Code, a specific plan, or an overlay plan, (collectively, legislative changes) and that involve any one of the following changes: adds 40 or more dwelling units, generates more than 200 additional average daily trips; increases the volume/capacity of an intersection based on specified formulas; changes the intersection capacity utilization or level of service based on specified formulas; adds 10,000 square feet of retail, office or other nonresidential; or, where the proposed project, combined with other projects within 8 years and a half mile of each other, meet the above criteria. Additionally, voter approval is required for projects that involve one of the above legislative changes and: changes from public uses to private uses under specified circumstances; land designated as utility right-of-way under specified circumstances; land donated, bequeathed, or otherwise granted to the City; land used or designated for Costa Mesa school property; or land owned, controlled, or managed by the City.

To address this constraint, in November of 2022, the Costa Mesa Voters approved an amendment to the Costa Mesa Zoning Code (Measure K) to revitalize key commercial and industrial corridors by allowing for housing development opportunities. The voter approved initiative provides flexibility for the City Council to authorize amendments to applicable documents affecting the Measure K sites without the need to receive public voter approval. While the City-wide vote process still exists for those sites not identified by Measure K, this voter initiative creates a clear path to implementing the land use and zoning changes necessary to achieve State-mandated compliance with the RHNA allocation and State housing requirements.

The City took the following steps to identify and address specific ways in which the City-wide vote process functions as a constraint to housing compliance, the city's housing goals, and other shared community goals.

Milestones	Timing For Completion
(1) Engage the community and other stakeholders, and complete legal analysis necessary to identify appropriate modifications to the City's Municipal Code requirement for voter approval	Complete by June 2022
(2) Prepare ballot measure language and obtain City Council approval for placement of modifications on the ballot for the November 2022 general election.	Complete by August 2022
(3) Inclusion of the proposed measure on the Ballot of Local Election.	Complete by November 2022
(4) Creation and adoption of an inclusionary housing ordinance. The Municipal Code exempts "affordable housing proposals required by state or federal law" from the City-wide vote requirement. A City Council- approved inclusionary housing ordinance provides an opportunity to address affordable housing needs City-wide.	Within 12 months of final adoption of the Housing Element, consistent with Program 2A
(5) Engage in a community planning and visioning process. Prepare General Plan amendments, rezones, and revisions to existing specific plans, urban plans, and overlays included as program actions necessary to meet the City's RHNA allocation as identified within the Housing Element. Complete appropriate technical studies and CEQA compliance documents. Obtain City Council approval.	Complete by December 2026

In addition to these actions, beginning in 2022 and in conjunction with the City Attorney's Office, the City will evaluate and pursue various options to minimize the constraints of a city-wide vote requirement on housing by providing the City Council greater discretion in approving housing and affordable housing projects to comply with all requirements in State Housing Element law without further ballot initiative.

Objective:

- Minimize the constraint of a city-wide vote requirement on creation of housing including affordable housing through the modification of existing City overlays, urban plan areas, and specific plans to rezone candidate housing sites that can accommodate affordable housing and a variety of mixed use/ housing options near jobs and transit. By 2025, initiate a ballot measure, or other alternative option, to provide City Council greater discretion in approving affordable housing and mixed use/ housing options in appropriate locations.

Timeframe: To be completed by Winter 2026.
Responsible Agency: City of Costa Mesa Economic and Development Services Department/Planning Division
Funding Sources: In Kind/General Fund

PROGRAM 3H: Analyze the Potential of Establishing an Overlay to Permit Residential Uses in the Airport Industrial Area

The airport industrial area presents an opportunity for future housing growth. There are several sites within this area that do not fall within significant noise contours relating to operations at John Wayne Airport. The City has not included any sites within this area within the candidate housing sites analysis in **Appendix B** but recognizes that this area may be able to accommodate housing within the planning period.

Objectives:

- Evaluate the potential to add an overlay to an area in the airport industrial area which would permit residential development.(Completed). As part of the Environmental Impact Report (EIR), the City evaluated the potential to accommodate additional housing capacity in this area and identified development constraints related to height, density, and noise. Based on these constraints, the City determined that the area is not suitable for additional housing capacity.
-

Timeframe: Completed – Spring 2026.
Responsible Agency: City of Costa Mesa Economic and Development Services Department/Planning Division
Funding Sources: In Kind, General Fund

PROGRAM 3I: Analyze the Potential of Establishing an Overlay to Permit Residential Uses in the 17th Street Corridor Area

The 17th Street corridor has developed into a successful commercial and restaurant hub within the City of Costa Mesa. This area presents the opportunity for focused mixed-use development which would further enliven the corridor through the addition of residential uses. . The City analyzed both Housing Element sites and Measure K sites in this area. The Housing Element sites identified in this area have been rezoned pursuant to State Law, while additional Measure K sites will be rezoned through the Mixed-Use Overlay District (MUOD) in October 2026.

Objectives:

- Evaluate the potential to add an overlay to an area in the 17th Street corridor area which would permit residential development. (Completed)
- Complete a market analysis to determine the potential factors involved with permitting residential uses in the 17th Street corridor area. (Completed).

Timeframe: Apply the MUOD to Measure K sites located in the East and West 17th Street Corridor Area by October 2026.
Responsible Agency: City of Costa Mesa Economic and Development Services Department/Planning Division
Funding Sources: In Kind, General Fund

PROGRAM 3J: Analyze the Potential of Modifying the Newport Boulevard Specific Plan to Promote Residential Uses along Newport Boulevard

The Newport Boulevard corridor contains a mix of commercial uses including 1980's-era motels on small lots fronting Newport Boulevard adjacent to SR-55, with established residential communities located in close proximity. This area presents the opportunity for focused mixed-use development which would further enliven the corridor through the addition of strategically located residential uses. The City adopted a Specific Plan for the area in the 1990's which allows for residential development; however, many of its policies have not been updated. The City analyzed both Housing Element sites and Measure K sites in this area. The Housing Element sites identified in this area have been rezoned pursuant to State Law, while additional Measure K sites will be rezoned through the Mixed-Use Overlay District (MUOD) in October 2026.

Objectives:

- Evaluate potential modifications to the Newport Boulevard Specific Plan that would promote quality residential development. (Completed).

Timeframe: Apply the MUOD to Measure K sites located in the area by October 2026.
Responsible Agency: City of Costa Mesa Economic and Development Services Department/Planning Division
Funding Sources: In Kind, General Fund

PROGRAM 3K: Explore Potential Future Housing Opportunities on Church Sites

The City did not identify any church properties as housing opportunity sites within the 2021-2029 Housing Element but believes these partnerships with the local faith-based organizations that serve Costa Mesa could be an important component of the overall process of creating more affordable housing in the community. This program is underway and will be completed as part of the City's REAP 2.0 grant initiative. The City is conducting stakeholder meetings in June to better understand opportunities and needs related to faith-based sites. City staff will prepare an informational handout for faith-based organizations that explains applicable State Law and available housing opportunities on faith-based sites.Objectives:

- Collaborate with members of the faith-based community to discuss housing and the unique opportunities and challenges faced by faith-based organizations when considering creating housing opportunities on church properties with the potential for wrap around services.
- Develop materials outlining the development process and make them available on the City's website.

Timeframe: Develop online materials on the development process by December 2026 and update, as necessary.
Responsible Agency: City of Costa Mesa Economic and Development Services Department/Planning Division
Funding Sources: In Kind, General Fund

PROGRAM 3L: Annual Progress Reports

The Annual Progress Report outlines the status of residential development projects within the City at various phases of the development process as well as the City's progress towards meeting the stated program actions within the Housing Element. The report is due to the State Department of Housing and Community Development (HCD) each year within a timeline determined and published by the State.

Objectives:

- Annually complete the required housing status reporting through the City's Annual Progress Report.

Timeframe: Annually complete and submit an Annual Progress Report to HCD.
Responsible Agency: City of Costa Mesa Economic and Development Services Department/Planning Division
Funding Sources: In Kind

PROGRAM 3M ADU and JADU Monitoring Program

ADUs and JADUs may be developed in addition to an existing single- or multi-family residential use and can provide a source of affordable housing for family members, students, and other members of the community. As a result of new legislation and an increased effort by the City to promote ADUs, the City has seen an increase in applications in recent years and anticipates growth throughout the planning

period, as detailed in **Appendix B** of this Housing Element. In 2023, the City launched a new permit application and land management system – the Totally Electronic Self Service Application (TESSA) to help monitor ADU development as well as affordability levels. The City also established a Pre-Approved ADU Program. This program is intended to streamline the ADU review process by allowing homeowners to select from pre-approved ADU plans that meet State and local requirements, thereby reducing review times, costs, and uncertainty for applicants. The City is currently working with interested architects to review proposed pre-approved ADU plans, and approved plans and vendor information will be made available to the public once finalized.

Objectives:

- Create a monitoring program to track ADU and JADU development and affordability levels throughout the planning period. (Completed)
- As of the 2026 housing element amendment, the City is no longer relying on ADUs to accommodate the RHNA. However, the City has seen strong trends related to ADU development well beyond the projects made in 2021.

Timeframe: Monitoring program (completed)
Responsible Agency: City of Costa Mesa Economic and Development Services Department/Planning Division
Funding Sources: In Kind

PROGRAM 3N: Candidate Sites Used in Previous Housing Elements

Pursuant to State Housing law, candidate sites identified in this Housing Element to accommodate a portion of the City's low- and very low-income RHNA that were identified in previously adopted Housing Elements must be rezoned to allow residential use by right at specified densities for housing developments in which at least 20 percent of the units are affordable to lower income households. By right shall mean the jurisdiction may not require a Conditional Use Permit or other discretionary, local-government review or approval that would constitute a "project", except if the project requires a subdivision; however, the City may impose objective design review standards on projects.

The City has identified as part of this Housing Element updated vacant and nonvacant sites that were used in previous Housing Elements to meet the current RHNA need. This can be found in Table B-6 in Appendix B.

In April 2026, the City approved an amendment to the Zoning Code to amend an overlay for by right housing for applicable projects on sites used in previous Housing Elements, consistent with the objectives of this program.

Objectives:

- Place a housing overlay zone over all nonvacant sites included in a prior Housing Element and all vacant sites included in two or more consecutive planning periods that permits by right housing development for projects that meet the requirements of State housing law (Gov Code Section 65583.2(c).

Timeframe: Completed March 2026 .
Responsible Agency: City of Costa Mesa Economic and Development Services Department/Planning Division
Funding Sources: In Kind

PROGRAM 3O: Water and Sewer Resources

Pursuant to Chapter 727, Statues of 2005 (SB 1087), the City of Costa Mesa is required to deliver its adopted Housing Element and any amendments thereto to local water and sewer service providers. This legislation allows for coordination between the City and water and sewer providers when considering approval of new residential projects. Additionally, cooperation with local service providers will support the prioritization of water and sewer services for future residential development, including units affordable to lower-income households.

Objectives:

- Submit the General Plan amendment and rezone sites to local water and sewer providers for their review and consideration when reviewing new residential projects.

Timeframe: Completed July 2023
Responsible Agency: City of Costa Mesa Economic and Development Services Department/Planning Division
Funding Sources: In Kind

PROGRAM 3P: Federal/State Housing Programs

The City will provide technical assistance to developers, nonprofit organizations, or other qualified private sector interests in the application and development of projects using Federal and State housing programs/grants. Additionally, the City will continue to partner with the OC Housing Finance Trust to identify potential funding sources.

Objectives:

- Provide technical assistance to developers, nonprofit organizations, or other qualified private sector interests in the application and development of projects using Federal and State housing programs/grants.
- Continue to partner with the OC Housing Finance Trust to identify potential funding sources.

Timeframe: Annually market available Federal and State housing programs and grants, when funding is available. Meet with qualified interested parties annually to provide technical assistance. Partner with the OC Housing Finance Trust throughout the planning period to identify additional potential funding sources.
Responsible Agency: City of Costa Mesa Economic and Development Services Department/Housing and Community Development Division
Funding Sources: State and Federal Grants, OC Housing Finance Trust

PROGRAM 3Q: Lot Consolidation

The City of Costa Mesa has identified several candidate housing sites that are smaller than half an acre in size. These sites are identified within **Table B-6** under the "Potential Consolidation" column of the table. Assembly Bill 1397 identifies general size requirements for candidate housing sites of greater than half an acre and less than 10 acres in size. The City has only identified sites smaller than half an acre which show the likelihood of redeveloping in conjunction with other parcels which collectively meet the half acre requirement. In April 2026, the City amended the Zoning Code to streamline residential development application processing, establish staff as the final review authority for more application types, removed the parking minimum for residential projects on Housing Element sites, and reduced the parking minimums required for multifamily housing citywide.

Objectives:

- Promote consolidation of residential properties to the development community and property owners to facilitate and promote the development of housing on smaller sites.
- Maintain information on the lot consolidation process and fees online and at City Hall.
- Continue to provide streamlined measures to facilitate consolidation and establish a menu of incentives by 2025. (Completed)

Timeframe: Completed March 2026.
Responsible Agency: City of Costa Mesa Economic and Development Services Department/Planning Division
Funding Sources: General Fund

PROGRAM 3R: Development of Large Sites

The City of Costa Mesa has identified several candidate housing sites that are larger than 10 acres in size as identified previously in Appendix B. Assembly Bill 1397 identifies general size requirements for candidate housing sites of greater than half an acre and less than 10 acres in size. These sites are:

- Fairview Developmental Center (Addressed separately in **Program 3B**)
- Sakioka Lot 2
- Pacific Arts Plaza (former restaurant and parking lot)

With the exception of the Fairview Developmental Center which is addressed separately, all of these properties are regulated by the North Costa Mesa Specific Plan and the zoning will be updated per the objectives in **Program 3C.** Additionally, most of these properties have development agreements which already anticipate the development of housing under existing zoning regulations. These agreements may be modified as necessary to reflect additional housing units and re-zoning as identified by the programs within this housing element. These agreements have been amended in the past so there is precedent for modifying them to adjust to market trends and current development conditions. Therefore, there are no unit caps within the City which would limit the number of units which can be developed on these sites. The sites will be planned to the densities provided within the City's zoning code as amended by the programs within this housing element.

Furthermore, the City has engaged each of these property owners multiple times throughout the development of the Housing Element and the anticipated number of units within the candidate sites inventory is based on input received. These assumptions have been reviewed in depth and the City has confirmed that these sites meet all requirements for the candidate sites inventory and they are likely to develop with residential uses within the planning period.

As stated below, the City will evaluate the development status of these sites within three years of the zoning amendments being completed to the North Costa Mesa Specific Plan. If there are not clear indications that the development of residential units is likely to occur within the planning period, the City will review its current RHNA progress and identify additional candidate sites within one year if necessary. In April 2026, the City of Costa Mesa removed several large sites from the Housing Element inventory at the request of the property owners. The City continues to communicate with the property owners of large Housing Element sites.

Objectives:

- Continue outreach to property owners through annual meetings. Provide technical assistance, incentives, and strategies as appropriate to facilitate the development of affordable housing, including parceling at appropriate sizes or other tools.
- Promote development of large sites at the densities and affordability levels identified within the housing element.
- Promote the potential subdivision of large sites into multiple parcels for future development through technical assistance, incentives, and strategies during the initial development phases and when applications come into the City for the identified parcels.

Timeframe: Completed.
Responsible Agency: City of Costa Mesa Economic and Development Services Department/Planning Division
Funding Sources: General Fund

PROGRAM 3S: Review and Revise Findings

The City of Costa Mesa has reviewed the approval findings for the three entitlement processes which are potentially applicable to residential development: Conditional Use Permits, Design Review, and Master Plan. Although no projects have been denied due to not meeting the specific findings noted in Section 3, the City found that some approval findings may be interpreted broadly and could be modified for clarity.

In April 2026, the City approved amendments to the permit review process, removing the design review process and created more clarity and streamlining within existing processes. The application of administrative and streamlined processes has been applied where required and is being further explored for opportunities across a variety of uses.

Objectives:

- Review all approval findings for Conditional Use Permits, Design Review, and Master Plans and revise findings which are capable of being interpreted broadly, with the goal of improving housing cost, supply, timing of approvals, and approval certainty.

Timeframe: To be completed by December 2026.
Responsible Agency: City of Costa Mesa Economic and Development Services Department/Planning Division
Funding Sources: General Fund

Housing Goal #4
Provide housing opportunities to residents of all social and economic segments of the community without discrimination on the basis of race, color, religion, sex, sexual orientation, disability/medical conditions, national origin or ancestry, marital status, age, household composition or size, source of income, or any other arbitrary factors.

POLICIES HOU-4

HOU-4.1 Support equal housing opportunities as expressed in Federal and State fair housing laws.

HOU-4.2 Promote actions and programs that provide fair housing and counseling services and other housing assistance programs for all Costa Mesa residents in an effort to remove barriers and promote access to affordable housing in the City as funding is available.

HOU-4.3 Encourage and support the construction, maintenance and preservation of residential developments which will meet the needs of families and individuals with specialized housing requirements, including those with developmental disabilities.

HOU-4.4 Promote community involvement in the development and implementation of housing programs and actions. Outreach should facilitate participation of residents within designated environmental justice communities.

HOUSING GOAL 4 IMPLEMENTATION ACTIONS

PROGRAM 4A: Fair Housing

The City of Costa Mesa participated in the 2020-24 update to the Orange County Analysis of Impediments to Fair Housing Choice, as well as completed an analysis of local factors to fair housing issues in the City within the Housing Element. Through each analysis, the City identified the following fair housing issues:

- Housing Discrimination
- Racial and Ethnic Segregation
- Unfair Lending
- Overcrowding

As part of the AFFH assessments, the City also identified the following factors as contributing to fair housing issues in Costa Mesa:

- Community Opposition
- Lack of Investment in Specific Neighborhoods
- Displacement of Residents Due to Economic Pressures

Pursuant to AB 686, the City will affirmatively further fair housing by taking meaningful actions, in addition to resisting discrimination, that overcomes patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristic, as defined by California law. The City will continue current efforts to further fair housing as well as implement the actions identified in the following table to mitigate local contributing factors to fair housing issues in Costa Mesa.

Contributing Factor	Specific Commitments	Timeframe and Priority	Geographic Target	Metrics
Type: Housing Mobility				
Housing Discrimination	1. The City will continue to work in collaboration with the Orange County Housing Authority (OCHA) to implement the Housing Choice Voucher Program. The City contracts with Fair Housing Foundation (FHF), a HUD-approved housing counseling agency, to provide fair housing services to the City of Costa Mesa including educational programs for both landlords and tenants. FHF provides free Fair Housing Workshops that are open to anyone to attend. Workshops cover: Federal & State Fair Housing Laws, Housing Discrimination, Modifications & Accommodations, Rental Application Process, General Guidelines, Families with Children, Notices, Eviction Process, Security Deposits, Habitability & Repairs, Rent Increases, Occupancy Standards, and more. The City's Network for Homeless Solution (NHS) Department is staffed with eight individuals with a budget of over one million dollars to provide a comprehensive system of care aimed at providing a complete continuum of	**Priority Level 1** Continue to collaborate with OCHA Housing Voucher Program Continue to contract with FHF or other HUD-approved housing counseling agency every year Update City Housing Webpage to include information on OCHA Housing Voucher Program housing-related events provided through OCHA,	Census tracts with higher rates of housing choice vouchers usage: 631.02, 632.02, 636.04, 636.05, 637.01, 637.02, 638.07, 639.04, 639.06, 639.08	• Costa Mesa's HCD staff will continue to attend quarterly OCHA Housing Advisory Committee meetings to enhance the exchange of information regarding the availability, procedures, and policies related to the Housing Assistance Voucher Program and regional housing issues. The City's website will be updated to include information and encourage participation in OCHA's Housing Choice Voucher Program and public events on a quarterly basis or as they are available. • The City will assist approximately 200 unduplicated residents with fair housing services every year, through the CDBG contract with Fair Housing Services provider. • Through the City's contract with FHF, a minimum of 3 fair housing workshops will be provided to residents each fiscal year. The workshops may be in-person or virtual workshops and are open to anyone to attend. They will be regularly offered in English and Spanish. • The City will advertise Fair Housing Workshops and webinars on the City's Housing webpage, through social media outlets and distribute flyers in both Spanish and English. • The Fair Housing Foundation will advertise workshops with flyers sent to community based organizations, a news release, and advertisement on their website and through social media. • FHF will continue to offer the following outreach and promotional information for each workshop: send workshop flyers through mail to city departments, libraries, community centers and other community organizations with heavy foot traffic one month before workshop; send out press release via email to local media, city and organizations one month before workshop; post on social media (Facebook, Instagram, Twitter) one week and one

Contributing Factor	Specific Commitments	Timeframe and Priority	Geographic Target	Metrics
	programs and services for residents experiencing homelessness and those at risk for homelessness. One of the Department's main day-to-day function is to assist and advocate for fair housing; including assisting community members that may quality for housing vouchers, including, providing landlord education on fair housing practices and voucher programs.	FHF, City's Network for Homeless Solutions, City's Housing and Community Development, and other non-profit events - December 2023		day before workshop, and workshop is added to the calendar on FHF website as soon as it's scheduled. Literature on FHF services and protections are regularly sent to libraries and community based organizations. Outreach materials are available in Spanish and Vietnamese. With proper notice, FHF can arrange for interpretation for other languages including sign language for the virtual workshops. • The City's NHS Department will continue to meet with landlords to provide information regarding the voucher programs and other educational programs as part of their day-to-day operations.
	2. OCHA administers the Housing Choice Voucher Program for the City of Costa Mesa. The City's NHS Department will continue to assist and advocate for voucher participants to receive extensions on search times for particular groups with housing choice vouchers, such as larger families with children or persons with disabilities.	**Priority Level 2** By December 2024.	City-wide	The City's NHS Department will continue to assist and advocate for voucher program participants as part of their day-to-day operations. In 2022, the NHS Department assisted over 400 participants. The NHS Department staff interacts with people experiencing or at-risk for homelessness to identify needs and voucher programs that they may qualify for. The Department staff will assist clients in extending search times, locating units and setting up appointments with landlords; as well as, drive clients to potential housing sites. The Department staff will also attend Match meetings on behalf of the client to ensure that they are fairly represented and their needs are met. The City's NHS will continue to provide high quality service to those in need
	3. Accessibility programs focused on improving access to housing, transit, public buildings and facilities, sidewalks, pedestrian crossings, and businesses.	**Priority Level 2** Identify and adopt programs by December 2024.	Census tracts with greater than 10% population with a disability: 636.01, 636.04, 638.02, 638.07, 639.05	• Establish and implement new programs geared at improving accessibility in the focus areas by coordinating with Public Works Department to prioritize accessibility programs focused on improving access to housing, transit, public buildings and facilities, sidewalks, pedestrian crossings, and businesses. • Identify and pursue a minimum of 2 funding opportunities annually to address accessibility issues.

Contributing Factor	Specific Commitments	Timeframe and Priority	Geographic Target	Metrics
				• Host a workshop with relevant organizations and groups to identify specific needs in the target areas for persons with disabilities. Invite at least five organizations. Establish programs and identify applicable funding within one year following feedback. • Conduct an annual survey to receive feedback on accessibility and resources throughout the community. • Work with developers, applicants, property owners early in the land use/housing development to identify, provide for, and improve accessibility
	4. Continue to participate in regional and local agencies efforts and collaborate with non-profit housing organizations to develop affordable housing in higher-opportunity areas. Including, but not limited to, the Joint Power Authority (JPA) – Orange County Housing Finance Trust (OCHFT) and Housing Committee.	**Priority Level 1** Ongoing and continue to actively participate in regional and local agencies efforts to develop affordable housing; including participating in community outreach and meetings.	Highest Resource census tracts: 638.05, 638.06, 639.02, 639.04 High Resource census tracts: 626.1, 631.02, 636.01, 637.02, 638.02, 638.03, 638.07, 639.03, 639.05, 639.06, 639.07, 639.08,	Continue to participate in the Orange County Housing Opportunities Committee and the JPA – OCHFT. These entities commit State, County and local funds to build affordable units. The City of Costa Mesa has a joint Homekey project with the County of Orange to convert a Motel 6 to 88 units of permanent supportive housing. The City provided HOME and ARPA funding to help complete the project. Phase 1 of the project is complete with 40 units leased up by the end of FY23/24. Phase 2 is anticipated to be complete by the end of 2026. The City will continue to advocate for affordable housing development opportunities and facilitate the development of at least five residential development projects, with affordable units, in areas of high opportunity. The City awarded HOME funding to two affordable housing development projects in FY 2025. The first is to Jamboree Housing to develop 68 affordable housing units at the City's existing Senior Center, and the second is to American Family Housing to develop 76 affordable housing units.
Racial and Ethnic Segregation	1. Conduct affirmative marketing to increase awareness and diversity throughout the city and in Racially Concentrated Areas of Affluences (RCAA). This may include, but is not limited to, noticing of	**Priority Level 1** Ongoing and continue to market and outreach as	RCAA census tracts: 638.05, 638.02, 636.01, 631.03, 633.02	• Continue to conduct affirmative marketing for each new project that is developed with affordable units. • Department of NHS as part their daily activities, will continue to work with clients to identify household needs and locate affordable housing.

Contributing Factor	Specific Commitments	Timeframe and Priority	Geographic Target	Metrics
	affordable units/projects through direct mail targeted outreach to lower income census tracts, publishing advertising materials in multiple language, informing service agencies, outreach to community organizations or places of worship. As part of the City's affirmative marking to increase awareness of the City's rental assistance program and production of affordable housing, the Department of NHS and Housing and Community Development will continue to inform the community by disseminating information at local School District, local non-profit organizations and religious institutions, hand out flyers and utilize the City's website and various social media platforms.	programs are available.	Census tracts with greater than 10 percent population living below the poverty line: 626.1, 632.01, 633.01, 636.04, 636.05, 637.01, 637.02, 638.07, 638.08, 639.04, 639.07 High Segregation and Poverty census tract: 636.05	• Conduct a biennial survey of affordable units to identify how households find affordable units – aim for 25 percent of households, at minimum, to find affordable units through affirmative marketing within the City limits.
Type: Housing Choice and Affordability in Areas of Opportunity				
Unfair Lending	1. Continue targeted investment and programs, including sweat equity, down payment assistance, and new rental construction. The City currently utilizes Redevelopment Successor Funds, HOME, CDBG, and American Rescue Plan Act (ARPA) Funds to support these investments and programs, and will continue to leverage these and other funding resources.	**Priority Level 2** By December 2024. Review funding opportunities annually. By December 2024, post on the City's website and otherwise	City-wide	Continue to identify investments and programs to provide assistance for homeowners and residential development. Yearly, contact HUD Office of Fair Housing and Equal Opportunity (FHEO) and the local Fair Housing Foundation and request information regarding discriminatory housing practices in the City of Costa Mesa. Specifically, request local information to assess if the FHEO is receiving and the City is experiencing significant amounts of fair housing complaints. If the City is experiencing an abundance of these housing issues and/or the housing complaints are increasing from previous years, contact the FHEO and request guidance on what a local

Contributing Factor	Specific Commitments	Timeframe and Priority	Geographic Target	Metrics
	2. Post on the City's website information regarding the Fair Housing Act and the unlawful lending practices based on race, color, national origin, religion, sex, familial status or handicap. Provide a link on the City's website to HUD's how to file a fair housing discrimination complaint, and to the Fair Housing Program funding and resources and other resource similar agencies that can provide legal aid.	disseminate information thought the community regarding the Fair Housing Act and the unlawful lending practices based on race, color, national origin, religion, sex, familial status or handicap.		agency can do to reduce these types of housing issues, then follow up with an applicable response program.
Community Opposition	1. Develop an educational housing campaign to address community opposition. This may include, but is not limited to, community workshops on housing, educational materials, partnerships with community organizations and groups. During the City's required housing program updates outreach efforts, include education on the importance of providing housing for all segments of the community and all income levels.	**Priority Level 2** By December 2024.	Commercial and Industrial Corridors, Housing Element Sites and surrounding communities	• Conduct extensive community outreach as part of Housing Element Visioning Program and Housing Element Zoning efforts. The outreach efforts will elicit community input to shape priorities and goals to guide future revitalization and residential development of the City's commercial and Industrial corridors identified in the Housing Element, urban plans, and specific plans. The City has implemented this program through the Neighborhoods Where We All Belong outreach process, which served as the City's Housing Element Visioning program and rezoning outreach effort. The process included extensive community engagement to solicit input on future residential and mixed-use development, rezoning of Housing Element sites, objective design standards, and revitalization opportunities along the City's commercial and industrial corridors. • The City used this input to help shape priorities and goals for future housing development, including development standards and zoning strategies for areas identified in the Housing Element, urban plans, and specific plans.

Contributing Factor	Specific Commitments	Timeframe and Priority	Geographic Target	Metrics
				• This outreach effort helped inform the City's Housing Element zoning implementation and the 2026 Housing Element Amendment by providing community input on site planning, design, building scale, neighborhood compatibility, affordability, infrastructure, parking, mobility, and community-serving amenities. As a result, the City has completed the outreach envisioned by this program and incorporated the input into its ongoing Housing Element implementation efforts. • For housing projects that are proposed by the City, staff will continue to reach out to surrounding neighborhood and local non-profit organizations to provide informational and educational materials through the City's website, radius notification direct mailing, provide site tours of successful nearby housing development, and include similar information on Costa Mesa TV videos.
Displacement Due to Economic Pressures	1. Adopt inclusionary requirements.	**Priority Level 1** By December 2023.	City-wide	Complete Feasibility Analysis, conduct community outreach and study sessions, prepare ordinance and program guidelines. Adopt and implement inclusionary requirements by December 2023. (completed) The City has adopted its inclusionary ordinance.
	2. As funding resources are available for housing development, the City will release an RFP/NOFA to partner with developers to develop affordable housing and multigenerational housing. Administer annual workshops and meetings, specific outreach and surveys, adopt incentive packages, fee waivers, and priority processing for projects that include affordable housing.	**Priority Level 1** Begin outreach and collaboration by December 2023. Annually outreach and discuss opportunities and issues. If changes are necessary	City-wide	• Provide opportunity for affordable housing and multigenerational housing development with the goal of developing a minimum of 100 new affordable and multigenerational housing units on public properties and on private property consistent with the City's RHNA throughout the Planning Cycle. Housing options includes ADU development and SB-9 qualified duplexes. • Continue to reach out to developers and non-profit organizations when funding opportunities are available through the City's HOME program and Redevelopment Successor Agency program for low and moderate income level housing. In 2026, the City awarded federal HOME

Contributing Factor	Specific Commitments	Timeframe and Priority	Geographic Target	Metrics
	Prepare educational material and update City's website to encourage and streamline ADU development as a housing option for families.	based on feedback, adopt within a year. Review annually as necessary.		funding to two affordable housing development projects for a total of 144 affordable units. • Annually outreach and collaborate with the development community (at least three local developers) to discuss opportunities and issues. • Adopt incentives and changes based on feedback received.
	3. Continue to work with Orange County Community Resources to update and make information on affordable housing units (including information on size and type) available to the public on City's Housing webpage.	**Priority Level 1** By December 2023. Review annually and update as necessary.	City-wide	• Continue to make information on affordable housing units available to the public on City's webpage. • Maintain information updated throughout the Planning Cycle.
Type: Place-Based Strategies – Conservation and Revitalization				
Investment in Specific Neighborhoods	1. Targeted investment in areas of low resource and high segregation and poverty focused on improving community assets such as schools, recreational facilities and programs, social service programs, parks, streets, active transportation and infrastructure. Continue to utilize HOME Investment Partnership and CDBG funds for community improvement programs in areas of low resources high segregation and poverty. Continue to fund Community Improvement Division's activities for community educational programs and cleanup activities; for example in 2022 the City provided clean-up efforts at Shalimar/James, Fillmore/Coolidge,	**Priority Level 2** By December 2024. Review funding opportunities and community need annually.	Low Resource and High Segregation and Poverty TCAC census tracts 636.04, 636.05, 637.01, 638.08	• Annually provide funding and pursue new opportunities to address resources and facilities in areas of low resource and high segregation and poverty. • Coordinate with local organizations and groups to identify specific needs and disseminate information on new improvements as they occur. • Update Community Improvement Division website and disseminate on social media information to promote neighborhood clean-up activities and provide resources and educational information. Continue to set-up informational booths at local public events to provide information regarding clean-up events, waste-hauling, City HCD Grants, Fair Housing, and links to report issues and resources. • Annually provide funding for the City's homeowner rehabilitation program to provide federal grant funds to low-income homeowners to address code deficiencies and health and safety conditions.

Contributing Factor	Specific Commitments	Timeframe and Priority	Geographic Target	Metrics
	and Mission/Mendoza neighborhoods.			
	2. Facilitate inter-governmental coordination on areas of low resource and high segregation and poverty. This may include, but is not limited to, annual meetings and workshops, outreach to partner agencies and departments, and partnerships to prioritize, fund and implement neighborhood improvement programs.	**Priority Level 2** Annually host inter-governmental meetings. Review funding opportunities and community need annually.	Low Resource and High Segregation and Poverty TCAC census tracts 636.04, 636.05, 637.01, 638.08	• Annually host an inter-governmental meetings to discuss partnerships, funding, and implementation of a variety of programs. • Pursue new funding opportunities during the planning period (a minimum of three new neighborhood improvement programs).
	3. Prioritize capital improvement programs in areas of low resource and high segregation and poverty. Continue to commit CDBG funds for Capital Improvement projects in these areas.	**Priority Level 2** By December 2024. Review funding opportunities and community need annually.	Low Resource and High Segregation and Poverty TCAC census tracts 636.04, 636.05, 637.01, 638.08	• Prioritize capital improvement programs in areas of low resource and high segregation and poverty by identifying these areas specifically in the City's Capital Improvement Program. Create a list of CIP projects that can be prioritized and considered when funding is available to improve community needs in areas of low resource and high segregation and poverty. • Each year of the Planning Period, conduct a review of one applicable census tract to identify gaps in the CIP and allocate CDBG funding towards this community area.
	4. Adopt Environmental Justice policies to address the needs of SB 535 Disadvantaged Communities, which overlaps with the TCAC Area of High Segregation and Poverty census tract.	**Priority Level 1** By September 2026 – in conjunction with Program 2G.	Census Tract 636.05	• Adopt Environmental Justice policies into the City's General Plan, and conduct outreach as part of the adoption process. • Engage households within the applicable census tract to discuss and receive feedback on environmental justice issues and solutions.
Type: Protection from Displacement				
Housing Discrimination/ Unfair Lending	1. Continue to provide resources and/or services for multi-lingual tenant legal counseling. Create and promote informational materials on tenant rights and counseling.	**Priority Level 2** Publish information materials by December	Census tracts with greater than 40 percent renter-occupied units: 626.1,	• Conduct targeted outreach to renter occupied households (minimum of 200 housing units) located within the applicable census tracts with information on resources, services, tenant rights, and counseling – in English and Spanish.

Contributing Factor	Specific Commitments	Timeframe and Priority	Geographic Target	Metrics
	Continue to contract with the Fair Housing Foundation or other fair housing services provider and provide information to the community regarding the Public Law Center and other similar organizations to address Housing Discrimination and unfair lending.	2024. Outreach and review need and services annually.	631.02, 632.01, 632.02, 633.01, 633.02, 636.04, 636.05, 637.01, 637.02, 638.03, 638.07, 638.08, 639.02, 639.04, 639.05, 639.06, 639.07, 639.08	• Continue to contract with the Fair Housing Foundation or other fair housing services provider to advocate for fair housing, provide landlord and tenant counseling, rental counseling, and outreach and education. Provide information regarding Public Law Center, a non-profit organization that provides free legal services to low income residents, and other similar nonprofits in Orange County.
Housing Discrimination/ Displacement Due to Economic Pressures	1. Continue to contract with the Fair Housing Foundation or other fair housing service provider and provide information regarding the Public Law Center to address Housing Discrimination and unfair lending, including promoting mediation services, foreclosure assistance and/or multilingual tenant legal counseling services.	**Priority Level 2** Publish information materials by December 2024. Outreach and review need and services annually.	Census tracts with greater than 40 percent renter-occupied units: 626.1, 631.02, 632.01, 632.02, 633.01, 633.02, 636.04, 636.05, 637.01, 637.02, 638.03, 638.07, 638.08, 639.02, 639.04, 639.05, 639.06, 639.07, 639.08	• Continue to contract with the Fair Housing Foundation or other fair housing services provider to advocate for fair housing, provide landlord and tenant counseling, rental counseling, and outreach and education to approximately 200 Costa Mesa residents each fiscal year. • Provide information regarding Public Law Center, a non-profit organization that provides free legal services to low income residents and other nonprofits in Orange County. • As part of the City's Rental Assistance Program, continue to engage with at least 50 renter households and local organizations/groups to discuss the needs of renters. (Ongoing) • Establish and implement a rent review board or mediation services. • The City provides federal funds to Community Legal Aid to provide free civil legal services to prevent displacement for eligible households.

Timeframe: Annually outreach to local organizations and lower income communities to discuss fair housing issues and promote actions to mitigate local contributing factors. Promote available funds, ownership information, and details on affordable housing units on the City's webpage by Winter 2026.
Responsible Agency: City of Costa Mesa Economic and Development Services Department/ Housing and Community Development Division
Funding Sources: CDBG

PROGRAM 4B: Rental Housing Assistance

The City began offering a Tenant Based Rental Assistance (TBRA) and other rental assistance programs in 2021. The City will continue to evaluate and offer rental housing assistance programs based on the availability of funding. The City continues to support housing stability for lower-income households through rental assistance and supportive service programs. The City maintains an agreement with a community-based organization to provide tenant-based rental assistance to lower-income families with minor children and will continue this partnership. The City also continues to participate in the Orange County Housing Authority's Housing Choice Voucher set-aside program. In addition, the City provides federal grant funding to community organizations that offer housing assistance and supportive services to lower-income households and individuals experiencing homelessness.

Objectives:

- Participate in the Orange County Housing Authority's Housing Choice Vouchers program to provide rent subsidies to very low-income households provided funding is available.
- Evaluate and offer rental housing assistance programs based on the availability of funding.

Timeframe: Promote OCHA Housing Choice Voucher information and rental housing assistance programs, as available, on the City's website.
Responsible Agency: Orange County Housing Authority and City of Costa Mesa Economic and Development Services Department/ Housing and Community Development Division
Funding Sources: HUD Section 8 Housing Choice funds administered by the Orange County Housing Authority; State and Federal Grant funds; HOME funds

PROGRAM 4C: Ownership Housing Assistance

In 2021, the City Council approved allocation of half a percent of the City's seven percent retail cannabis tax to fund a first-time homebuyer program in Costa Mesa. The City is holding a study session with City Council on June 16th to consider establishing this program with efforts to launch this program (if approved by City Council) in Fall 2026.

Objectives:

- Evaluate and adopt ownership housing assistance programs, such as a First-Time Home Buyer Program, based on the availability of funding.
- Provide informational materials, online and at City Hall, on potential paths to home ownership and on assistance and resources available for first-time home buyers.

Timeframe: Annually evaluate and, as funding is available, offer ownership housing assistance programs. Promote informational materials online and at City hall on potential paths to home ownership and on assistance and resources available by December 2026.
Responsible Agency: Orange County Housing Authority and City of Costa Mesa Economic and Development Services Department/ Housing and Community Development Division
Funding Sources: Cannabis Retail Tax Revenue

PROGRAM 4D: Fair Housing Assistance

The City contracts with the Fair Housing Foundation to provide fair housing and tenant/landlord mediation services. The Fair Housing Foundation provides fair housing outreach to tenants, landlords, property

owners, realtors, and property management companies, as well as housing education and information to apartment managers and homeowner associations. The City continues to promote fair housing education and outreach through multiple communication channels. Fair housing workshop information is shared through the City's weekly snapshot, City Manager announcements at City Council meetings, and workshop and event postings on the City calendar. In addition, fair housing information and resources are available on the City's dedicated fair housing webpage.

Objectives:

- Continue to contract with the Fair Housing Foundation and promote available services on the City's webpage.

Timeframe: Complete.
Responsible Agency: City of Costa Mesa Economic and Development Services Department/ Housing and Community Development Division; Fair Housing Foundation
Funding Sources: CDBG

PROGRAM 4E: Low Barrier Navigation Centers

Low Barrier Navigation Centers are housing or shelter in which a resident who is homeless or at risk of homelessness may live temporarily while waiting to move into permanent housing. These requirements include implementing standards, provisions and limitations governing the permitting, development, siting, and management of Low Barrier Navigation Centers.

To meet the objectives of this program, in March 2026, the City approved amendments to the Zoning Code to permit Low Barrier Navigation Centers consistent with State Law.

Objectives:

- Update the Zoning Code to permit Low Barrier Navigation Center development as a matter of right in appropriate zoning districts, subject to requirements of State Law.

Timeframe: Completed March 2026.
Responsible Agency: City of Costa Mesa Economic and Development Services Department/Planning Division
Funding Sources: In Kind

PROGRAM 4F: Homeless Shelter

In April 2021, the City of Costa Mesa completed the construction of its permanent Bridge Shelter within the City. Construction of the Bridge Shelter, as well as the organization and operation of the temporary Bridge Shelter at Lighthouse Church, and ongoing efforts of the City's Street Outreach Team represent Costa Mesa's commitment to assisting those residents currently experiencing homelessness. With the shelter in full operation, the City is now able to assist up to 72 residents at one time and connect those residents with services and assistance toward permanent housing solutions.

Objectives:

- Continue to operate and maintain the Bridge Shelter throughout the planning period.
- Promote information on services and assistance available to residents online on the City's website.

Timeframe: Annually review and, if necessary, revise services and assistance programs available based on funding availability. Annually meet with homeless services providers to respond to the needs of persons experiencing homelessness and identify potential opportunities.
Responsible Agency: City of Costa Mesa
Funding Sources: State and Federal Grant Funds (e.g., State SB 2 and Housing and Homelessness Assistance Programs (HHAP), and Federal Emergency Food and Shelter (EFSP)), General Fund

PROGRAM 4G: Assembly Bill 139

AB 139 includes providing sufficient parking to accommodate all staff working in the emergency shelter, provided the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone.

To meet the objectives of this program, in March 2026, the City approved amendments to the Zoning Code to ensure that parking requirements for emergency shelters are consistent with requirements under State Law.

Objectives:

- Review and update, as necessary, the Zoning Code to comply with parking requirements of AB 139 for emergency shelters.

Timeframe: Completed March 2026.
Responsible Agency: City of Costa Mesa Economic and Development Services Department/ Planning Division
Funding Sources: In Kind/General Fund

PROGRAM 4H: Housing Education and Outreach Program

As a part of the outreach and engagement process, the City found that community opposition to increased housing and affordable housing may create a barrier to housing development. Outreach and education about the importance and benefits of affordable housing can help to address community concerns and negative opinions about affordable housing.

Objectives:

- Develop an outreach program providing educational materials about the purpose and benefits of affordable housing options in the City. This effort will be completed as part of the City's website updates by the end of 2026.

Timeframe: Develop program (Completed) and distribute materials by December 2026.
Responsible Agency: City of Costa Mesa Economic and Development Services Department/ Planning Division
Funding Sources: In Kind/General Fund

PROGRAM 4I: Partnerships with Local Organizations and Community Groups

The City identified Census Tract 636.05 as an area of high segregation and poverty. Areas that are identified as high segregation and poverty are consistent with the standards for both poverty (30 percent of the population below the federal poverty line) and racial segregation (overrepresentation of people of color relative to the county). This area is also considered low opportunity and achievement by the ROI: People analysis and experience the highest exposure to harmful pollutants, according to the CalEnviro Screen.

The City annually awards a percentage of its federal Community Development Block Grant (CDBG) funds for public services with local nonprofit organizations and community groups that are designed to improve neighborhood environments and living conditions. The programs funded by the City all support low- and moderate- income households or vulnerable populations including seniors and people experiencing homelessness. Types of services provided include case management for people experiencing homelessness, neighborhood improvement projects, and supportive services for survivors of domestic violence.

Objectives:

- Partner with local community-based organizations, stakeholders and groups who provide supportive resources and programs to further identify specific needs of this community and connect community members with appropriate resources.

Timeframe: Complete.
Responsible Agency: City of Costa Mesa Economic and Development Services Department/ Planning Division
Funding Sources: In Kind/General Fund

D. Summary of Quantified Objectives

Table 4-1 summarizes the City of Costa Mesa's quantified objectives with regard to the construction, rehabilitation, and preservation of housing. These objectives are established based on the City's resources available over the planning period.

Table 4-1: Summary of Quantified Objectives

Income Group	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction (RHNA)	4,713 units			2,088 units	4,959 units	11,760 units
Accessory Units	583 units			257 units	18 units	858 units
Conservation[1]	600 units			1,000 units	--	--
Rental Subsidy[2]	570 persons annually			--	--	--
Rehabilitation[3]	88 units			--	--	--

1. Based on 2021-2022 Annual Action Plan estimate of 200 housing units that will benefit from proposed code enforcement activities using CDBG funds.
2. Based on current Orange County Housing Authority (OCHA) rental assistance estimates
3. Based on 2021-2022 Annual Action Plan estimate of rehabilitation of 11 existing units per year.

Appendix A

Review of Past Performance

Review of Past Performance

The following chart is a review of the City of Costa Mesa 's housing project and program performance in the 2014-2021 Planning cycle. It is an evaluation of the 5th cycle's Policy Program and considers all current and existing programs and projects, as well as the most current effectiveness and appropriateness for the 2021-2029 6th Cycle.

Program Evaluation for Households with Special Needs

The City of Costa Mesa has demonstrated a significant effort in working towards accomplishing many of the objectives set for the programs of the past cycle. During the fifth cycle, the City completed a number of key programs to support housing opportunity and made substantial progress towards many of its programs. The City's successful programs have been identified as continued for the sixth cycle, due to their success in the fifth cycle.

As a part of analyzing prior programs, the element must provide an explanation of the effectiveness of goals, policies, and related actions in meeting the housing needs of special needs populations. The table below provides an overview of the City's prior program accomplishments; achievements related to special needs populations are summarized below:

Seniors

As shown in Section 2, approximately 11% of the population in Costa Mesa are seniors aged 65 years or older. Throughout the 5th Cycle the City partnered and consulted with a variety of groups to address the needs of persons with specialized needs in the City, including: Community SeniorServ, Elwyn California, Council on Aging Orange County. The City's Action Plan identifies 500 persons assists using $56,180 CDBG funds through Services for Seniors/Frail Elderly. Additionally, a Single Room Occupancy Ordinance was adopted in 1991. since then, three projects were completed and occupied for a total of 247 units; including 91 senior units and 11 SRO units.

On July 21, 2020, the City Council approved an Exclusive Negotiating Agreement (ENA) with Jamboree Housing Corporation in determining the feasibility, and potential terms, for the right to acquire a long-term leasehold interest in an approximately 0.90-acre portion of the parking lot at the Senior Center property to develop a senior housing project. The conceptual density study plans envisioned the potential for 60 senior affordable dwelling units at the site. An application for an Urban Master Plan Screening for the proposed project was submitted in November 2021 and staff continues to work with the applicant to bring the project forward for a decision.

Persons with Disabilities

As shown in Section 2, approximately 8 percent of the population in Costa Mesa have at least one disability. On November 16, 2021, the City Council directed staff to collaborate with the County of Orange and associated development partners to submit application(s) for the Homekey Program grant funding for the acquisition, rehabilitation and conversion of one or two motel locations proposed for permanent supportive housing. City staff have been working with several existing motel owners of properties that range between approximately 40 to 90 units. The proposals will provide direct permanent supportive housing with funding from the City of Costa Mesa, the County and (if awarded) Homekey grant funds from the State. The target population for these units would include at risk or currently homeless individuals and seniors, age 62 and over, and chronic homeless individuals and couples, with a subset of the units for eligible persons that qualify for Mental Health Services Act (MHSA) programs. Because the City operates the 72 bed Bridge Shelter on Airway Avenue, the Homekey Program could provide a seamless opportunity to stabilize this most vulnerable population where supportive services are provided on site, in the expedited Homekey permanent supportive housing model.

In 2020, the owner of Costa Mesa Village was awarded "Section 811" program funds for up to 24 of the 96 affordable units. The Section 811 program is a federal Housing and Urban Development (HUD) program administered by the State's Housing and Community Development (HCD) that provides subsidies for housing for very-low income persons with disabilities, in this case developmentally disabled persons. As such, as units become vacant through attrition, Section 811 eligible residents are being referred to CMV through the Regional Center of Orange County. The referral entity is responsible for providing the supportive services to the Section 811 tenants. Programming and services are individualized based on each person's needs and provided off-site.

Large Households

Large households are classified as those consisting of five or more members. These households can have difficulty in finding housing options that are adequately sized and affordable. As shown in Section 2, large-family households make up approximately 10% of the total households within Costa Mesa. The City permitted over 950 units across all income levels during the 5th cycle, many of which were single-family and could accommodate large-family households. The majority of those housing units were market rate and not available at levels affordable to low and very low-income households.

The City has implemented Program 2E in the 2021-2029 Housing Element to prioritize development of housing options to accommodate large-family households, including outreach to the development community and a review of the current development standards to determine if any pose potential impediments to building housing that can accommodate larger households.

Farmworkers

As previously discussed, farm workers are not a significant portion of the Costa Mesa community. Their needs are accommodated through housing programs and policies that assist lower-income households in general rather than specialized programs, such as:

- Program HOU 1-6 (rehabilitation loan and grant programs) which provided funding for 7 owner-occupied rehabilitation projects; 4 of which were for extremely-low income households, 1 for very low income, and 2 for low income.
- Program HOU 2-5 (OCHA rental assistance), which provided homeless prevention services or transitional housing assistance and services to over 450 individuals
- Program HOU 4-4 (preservation of residential developments for families and individuals with specialized housing needs)

Single-Parent Households:

As shown in Section 2, approximately 7.6 percent of Costa Mesa households are single-parent households, a quarter of which (27 percent) live below the poverty line. Costa Mesa Village (CMV), located at 2450 Newport Boulevard, is a 96-unit single room occupancy (SRO) affordable housing development with one manager's unit for a total of 97 units on site. CMV was originally approved and developed as a two-story Travelodge motel in the mid-1980s. In 1991, a conditional use permit (CUP) was approved to allow the conversion of the existing motel into a single room occupancy (SRO) affordable housing development. As part of the conversion project, the City through its Redevelopment Agency (Agency) provided financial assistance for land acquisition costs in the form of a $500,000.00 loan in addition to a $1,200,000.00 loan from the Orange County Housing Authority. The Agency entered into several agreements with Costa Mesa Village, Ltd. (original developer and current owner of CMV) including a Regulatory Agreement to ensure that the units were provided as very low-income units at or below 50-percent of the area median income (AMI) in perpetuity. The conversion improvements were completed in 1993 and the loans were fully repaid in 2014. Changes to the CUP and Regulatory Agreement were proposed and require approval by the City Council. The CUP modifications were reviewed by the Planning Commission on January 24, 2022 and were recommended for City Council approval by the Planning Commission. The modifications are scheduled for review and consideration by the City Council on February 1, 2022. In conjunction with the CUP changes, the property owner is also changing to a well-known California affordable housing developer (Century Housing Corporation). Century Housing Corporation is mission-driven to support and develop quality affordable home development and manage and administer 1000s of affordable units throughout the State.

Persons Experiencing Homelessness (Unhoused)

As shown in Section 2, the 2019 Point in Time Count showed 193 total persons experiencing homelessness (sheltered and unsheltered). As of 2018 staff worked on establishing a temporary and permanent homeless shelter that will be housing first modeled and will provide housing navigation services. In 2019, the City approved the use of a temporary modular structures at Lighthouse Church for the City's temporary interim bridge shelter. Later in 2019, the City Council adopted an urgency ordinance relating to Accessory Dwelling Units and Junior Accessory Dwelling Units, to be consistent with state law. In 2020, the City approved a permanent homeless shelter (Costa Mesa Bridge Shelter) to replace the temporary bridge shelter identified in 2019. The shelter opened on March 23, 2021. The City of Costa Mesa partners with Newport Beach to leverage scarce resources to better services the homeless population.

During the 5th Cycle, the City provided homeless prevention services (i.e., rental assistance to prevent eviction or deposit assistance to move into housing and rapid housing) or transitional housing assistance and services to over 450 individuals.

In 2020, Families Forward helped house and bring an end to homelessness for 15 Costa Mesa families (49 adults and children), with 33 Costa Mesa families accessing the Families Forward food pantry and taking another step towards stability. When complete, the Pomona project will serve as an entry point for families in and near Costa Mesa. Also, on November 17, 2020, the City Council approved a Subrecipient Agreement with Families Forward to establish a Tenant Based Rental Assistance (TBRA) program to assist qualified, very low-income households who are current residents of Costa Mesa (or households with strong community ties to Costa Mesa).

Extremely Low Income Households

As shown in Section 2, there are approximately 6,610 extremely low-income households in Costa Mesa per the 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data available. Extremely low-income renter households have the highest rate of cost burden at 17.5 percent.

Between 2013 and 2020, the City completed 111 mobile home rehabilitation projects, 52 of which were for individuals or family which qualified as extremely low income. The Housing and Community Development Division provided assistance with the purchase and rehabilitation of rental units by non-profit organizations to operate as affordable to low and very-low-income tenants. Funding was provided for 7 owner-occupied rehabilitation projects; 4 of which were for extremely-low income households, 1 for very low income, and 2 for low income.

In 2020, Families Forward helped house and bring an end to homelessness for 15 Costa Mesa families (49 adults and children), with 33 Costa Mesa families accessing the Families Forward food pantry and taking another step towards stability. When complete, the Pomona project will serve as

an entry point for families in and near Costa Mesa. Also, on November 17, 2020, the City Council approved a Subrecipient Agreement with Families Forward to establish a Tenant Based Rental Assistance (TBRA) program to assist qualified, very low-income households who are current residents of Costa Mesa (or households with strong community ties to Costa Mesa).

Additionally in 2020, the owner of Costa Mesa Village was awarded "Section 811" program funds for up to 24 of the 96 affordable units. The Section 811 program is a federal Housing and Urban Development (HUD) program administered by the State's Housing and Community Development (HCD) that provides subsidies for housing for very-low income persons with disabilities, in this case developmentally disabled persons. As such, as units become vacant through attrition, Section 811 eligible residents are being referred to CMV through the Regional Center of Orange County. The referral entity is responsible for providing the supportive services to the Section 811 tenants. Programming and services are individualized based on each person's needs and provided off-site.

Policy Objective	Program Accomplishments	Status for Sixth Cycle
HOUSING GOAL-1: Preservation and Enhancement *Preserve the availability of existing housing opportunities and conserve as well as enhance the quality of existing dwelling units and residential neighborhoods.*		
HOU-1.1: Develop standard and/or guidelines for new development with emphasis on site (including minimum site security lighting) and building design to minimize vulnerability to criminal activity.	This is a standard condition of approval for new multiple family residential developments. This concept is reviewed during the planning application process and new multiple family residential development projects are subject to a standard condition of approval.	**Ongoing.** The City of Costa Mesa has developed standards for approval for new multiple family residential developments through standard condition of approval. The City will continue to maintain development standards for new developments to minimize vulnerability to criminal activity.
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	The Anchor Mobile Home Park (1527 Newport Blvd.) was closed in 2013 and the property is being developed with live/work units consistent with the visions of the West Side Urban Plans.	**Continued.** The City of Costa Mesa recognizes the importance of maintain existing residential neighborhoods and providing housing for all sectors of the Community. The City will continue to encourage compatible development

Policy Objective	Program Accomplishments	Status for Sixth Cycle
potentially disruptive land uses and/or activities.	The City has taken additional action to protect existing stabilized residential neighborhoods including (i) Adoption of a Group Home Ordinance on October 21, 2014 to limit the number and concentration of group homes and sober living facilities; (ii) Extension of a moratorium to prohibit the establishment of new hookah lounges; and (iii) Abatement of a hookah lounge and revocation of a Conditional Use Permit issued to a recycling center due to associated nuisance activities. Additionally, the Zoning Code requires Planning Commission approval to convert to another land use. The City has taken additional action to protect existing stabilized residential neighborhoods, including (i) adoption of a Multiple Family Group Home Ordinance on November 17, 2015 to limit the number and concentration of group homes and sober living facilities in the Multiple Family Residential zones. **Rehabilitation**: The City completed: • 7 mobile home rehabilitation projects during FY 12-13 • 19 mobile home rehabilitation projects during FY 13-14 (12 extremely low income; 7 very low income) • 21 mobile home rehabilitation projects during FY 14-15 (15 extremely low income; 6 very low income) • 19 mobile home rehabilitation projects during FY 15-16 (14 extremely low income; 5 very low income) • 7 mobile home rehabilitation projects during FY 16-17 (2 extremely low income; 5 very low income) • 10 mobile home rehabilitation projects during FY 2018 (9 extremely low income; 1 very low income)	through the enforcement of the Land Use and Zoning Designations.

Policy Objective	Program Accomplishments	Status for Sixth Cycle
	• 9 mobile home rehabilitation projects during FY 2019 (5 extremely low income; 2 very low income; 2 low income) • 17 mobile home rehabilitation projects during FY 2020 (9 extremely low income; 6 very low income; 2 low income) The City has continued to protect existing stabilized residential neighborhoods, through adoption of an Ordinance to limit the number and concentration of group homes and sober living facilities in the Multiple Family Residential zones.	
HOU-1.3: Actively enforce existing regulations regarding derelict or abandoned vehicles, outdoor storage, and substandard or illegal building and establish regulations to abate weed-filled yards when any of the above is deemed to constitute a health, safety, or fire hazard.	Ongoing through the implementation and enforcement of Title 20 Property Maintenance, of the Municipal Code. Title 20 establishes standards to ensure proper maintenance, removal of hazardous and improper storage, and removal of weeds and other public nuisances. From 2016 to 2019 the following code enforcement citations were issued: 2016: 454 Citations 2017: 204 Citations 2018: 455 Citations 2019: 171 Citations Information regarding community improvement and code enforcement is available to the public on the City of Costa Mesa's Website, here: https://www.costamesaca.gov/city-hall/city-departments/development-services/community-improvement-division	**Continued.** The City of Costa Mesa has implemented and enforces Title 20 throughout the 5th cycle. The City will continue to enforce existing regulations on property maintenance during the 6th cycle.

Policy Objective	Program Accomplishments	Status for Sixth Cycle
HOU-1.4: Establish code enforcement as a high priority and provide adequate funding and staffing to support code enforcement programs.	Code enforcement in the City of Costa Mesa is an active department under the Community Improvement Division, between 2016-2018 there were 500 active cases. Citations given each year are listed above. Code enforcement contact and information is found on the City's webpage: https://www.costamesaca.gov/city-hall/city-departments/development-services/community-improvement-division	**Continued.** The City recognizes the importance of code enforcement in maintaining its existing housing stock and made it a high priority throughout the 5th cycle. The City of Costa Mesa will continue to make code enforcement a priority for the 6th cycle.
HOU-1.5: Install and upgrade public service facilities (streets, alleys, and utilities) to encourage increased private market investments in declining or deteriorating neighborhoods.	The City of Costa Mesa has continued installing and upgrading public service facilities based upon funding during the 5th cycle.	**Modified.** The City will modify Housing Element Program 1.5 for the 6th Cycle, as necessary, to ensure it is resourceful and useful in efforts to promote and encourage the development of housing in Costa Mesa.
HOU-1.6: Continue existing rehabilitation loan and grant programs for low and moderate-income homeowners as long as funds are available.	Ongoing assistance through the Housing and Community Development Division for owner-occupied units. 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. During the 5th Cycle, the City completed a total of 7 owner-occupied rehabilitation projects (4 extremely low income, 1 very low income and 2 low income). • FY 13/14: 1 owner-occupied unit (1 extremely low income) • FY 14/15: 1 owner-occupied unit (1 low income)	**Continued.** The City of Costa Mesa recognizes the importance of funding for low- and moderate-income households in efforts to maintain existing affordable housing stock. The City will continue rehabilitation loan and grant programs for low and moderate-income homeowners as funds are available during the 6th cycle.

Policy Objective	Program Accomplishments	Status for Sixth Cycle
	• FY 15/16: 0 owner-occupied unit • FY 16/17: 0 owner-occupied unit • 2018 APR: 3 owner-occupied units (3 extremely low income) • 2019 APR: 1 owner-occupied unit (very low income) • 2020 APR: 1 owner-occupied unit (very low income) Information regarding the loan and grant program as well as contact information is available to the public on the City's webpage at: https://www.costamesaca.gov/city-hall/city-departments/development-services/housing-and-community-development/neighborhood-improvement-programs	
HOU-1.7: Minimize the displacement of existing residences due to public projects.	The City of Costa Mesa continued to monitor and mitigate displacement of residential residences, as a result of public projects, throughout the 5th cycle.	**Continued.** The City of Costa Mesa acknowledges the importance of maintaining existing residential, as well as protecting residential displacement as a result of public projects and facilities. The City will continue to monitor public projects as they relate to existing residential in the 6th cycle.
HOU-1.8: Encourage the development of housing that fulfills specialized needs.	Through the 5th Cycle the City partnered and consulted with a variety of groups to address the needs of persons with specialized needs in the City, including: Community SeniorServ, Elwyn California, Council on Aging Orange County. The City's Action Plan identifies 500 persons assists using $56,180 CDBG funds through Services for Seniors/Frail Elderly.	**Continued.** The City recognizes that special needs populations (i.e., seniors, disabled and households with extremely low-income) are more likely at risk to become homeless because they have limited incomes and have other issues that require housing and

Policy Objective	Program Accomplishments	Status for Sixth Cycle
		supportive services. The City of Costa Mesa will continue to support development of housing that fulfills specialized needs during the 6th cycle.
HOUSING GOAL 2 Preserving and Expanding Affordable Housing Opportunities *Provide a range of housing choices for all social and economic segments of the community, including housing for persons with special needs.*		
HOU-2.1: Encourage concurrent applications (i.e., rezones, tentative tract maps, conditional use permits, variance request, etc.) if multiple approvals are required, and if consistent with applicable processing requirements.	Applications for multiple family residential projects requiring multiple approvals are generally processed concurrently. 1957 Newport Blvd. (38 units) 125 E. Baker (240 units) 2277 Harbor Blvd. (200 units)	**Continued.** The City recognizes that a swift and effective review and permitting process can encourage the development of housing in Costa Mesa. The City will continue encouraging concurrent applications when multiple approvals are required, and if consistent with applicable processing requirements during the 6th cycle.
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 an annual basis; as of 20121, 2 projects (78 units) are in compliance with the density bonus program that exist in the City. The 2277 Harbor project includes 9 very low-income units; however, the project is still under construction and will be added to the monitoring list.	**Continued.** The City will continue to work with developers to promote the use of density bonus as a means of providing affordable housing, as well as continue to monitor all developments which have been granted density bonuses.

Policy Objective	Program Accomplishments	Status for Sixth Cycle
HOU-2.3: Provide incentive bonus units to encourage the redevelopment of residential units that are nonconforming in terms of density. The incentive shall be limited to the multi-family residential land use designations. The density incentive shall be limited to an increase of 25 percent above the Medium-Density or an increase of 50 percent above High-Density. In no case shall the resulting number of units exceed the existing number of units on each site.	Property owners are encouraged to redevelop the site bringing them into conformance while keeping the same number of units.	**Continued.** The City will continue to provide incentive bonus units to encourage the redevelopment of residential units that are nonconforming in terms of density in the 6th cycle.
HOU-2.4: Encourage developers to employ innovative or alternative construction methods to reduce housing costs and increase housing supply.	Most housing construction of wrap and podium product is done with wood construction reducing construction cost. Currently the City provides a variety of handouts regarding building construction on the City's webpage: https://www.costamesaca.gov/residents/information-handouts-forms	**Continued.** The City continued to encourage housing construction with the materials that reduce costs during the 5th cycle. The City of Costa Mesa will continue encouraging developers to utilize alternative construction methods to reduce housing costs and increase housing supply in the 6th cycle.
HOU-2.5: Continue membership in the Orange County Housing Authority to provide rental assistance to very low-income households.	The Orange County Housing Authority maintains the City of Costa Mesa housing assistance program (Section 8). During the 5th Cycle, the City provided homeless prevention services (i.e., rental assistance to prevent eviction or deposit assistance to move into housing and rapid housing) or	**Continued.** The City of Costa Mesa has continued membership in the Orange County Housing Authority to provide rental assistance to very low-income households in the 5th cycle and will continue to do so in the 6th cycle.

Policy Objective	Program Accomplishments	Status for Sixth Cycle
	transitional housing assistance and services to over 450 individuals. • FY 13/14: o 7 individuals provided homelessness prevention services o 23 individuals provided transitional housing assistance and services • FY 14/15: o 7 individuals provided homelessness prevention services o 23 individuals provided transitional housing assistance and services • FY 15/16: o 9 individuals provided homelessness prevention services o 41 individuals provided transitional housing assistance and services o 2 individuals funded with Rapid Rehousing • FY 16/17: o 20 individuals provided homelessness prevention services o 25 individuals provided transitional housing assistance and services o 1 individual funded with Rapid Rehousing • 2018 APR: o 7 individuals provided homelessness prevention services o 49 individuals provided transitional housing assistance and services o 23 individuals funded with Rapid Rehousing	

Policy Objective	Program Accomplishments	Status for Sixth Cycle
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 provisions for relief from the various land-use, zoning, or building regulations that ma constrain the housing for persons of disabilities.	The City continued to address regulations for reasonable accommodation through Zoning Codes through the 5th cycle. In March of 2013, the City adopted an Ordinance, in accordance with Senate Bill 2, to permit emergency shelters by right in the Planned Development Industrial zone. The Ordinance also created provisions for transitional housing and supportive housing that would allow these uses to be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. This section is regularly updated to be consistent with State requirements.	**Continued**. As required by state law, the City of Costa Mesa will continue to provide, policies and procedures, for reasonable accommodation in order to promote equal access to housing during the 6th cycle.
HOU-2.7: Monitor the implementation of the City's ordinances, codes, policies, and procedures to ensure they comply with the "reasonable accommodation" for disabled provisions and all fair housing laws	Title 13, Chapter IX, Section 15 is regularly reviewed and updated as necessary to be consistent with State requirements. During the 5th cycle, 5 residential developments were presented to the City with requests for reasonable accommodation, of those proposed projects, 5 were approved to include reasonable accommodation measures.	**Continued.** The City of Costa Mesa continually updates City's ordinances, codes, policies, and procedures to stay consistent with State requirements. As required by State law, the City will continue monitoring the implementation of the City's ordinances, codes, policies, and procedures to accommodation for disabled provisions and all fair housing laws.

Policy Objective	Program Accomplishments	Status for Sixth Cycle
HOUSING GOAL 3: Provisions of Adequate Sites *Provide adequate, suitable sites for residential use and development or maintenance of a range of housing that varies sufficiently in terms of cost, design, size, location, and tenure to meet the housing needs of al segment of the community at a level that can be supported by infrastructure.*		
HOU-3.1: Encourage the conversion of existing marginal or vacant motels, commercial, and/or industrial land to residential, where feasible and consistent with environmental conditions that are suitable for new residential development.	The City continued to encourage the conversion of existing marginal or vacant industrial land as well as taking a number of other actions to support new residential development consistent with environmental conditions during the 5th cycle. In 2006, the City adopted three Urban Plans to encourage the conversion of existing marginal or vacant industrial land in the West Side to mixed-use and residential developments. To date, a total of 966 units have been approved in the Urban Plans.	**Continued.** The City of Costa Mesa will continue to support the change of existing minor or tenantless motels, commercial, and/or industrial land to residential when conditions permit in the 6th cycle.
HOU-3.2: Provide opportunities for the development of well-planned and designed projects which, through vertical or of horizontal integration, provide for the development of compatible residential, commercial, industrial, institutional, or public uses within a single project or neighborhood.	Through the 5th cycle, these design elements were reviewed and considered with development projects. The City is currently reviewing a mixed-use project (One Metro West) with 1,057 residential units, 6,000 SF of commercial retail and 25,000 SF of office space, proposed north of the 405 Freeway that allows for horizontal and vertical mixed use within a single project. The project is anticipated to be reviewed by City Council in mid-2021. With the 2016 General Plan update, the City added a new urban plan overlay for mixed-use on 19th street and Harbor.	**Modified.** The City acknowledges the importance of well-integrated and sustainable design for the future of development in Costa Mesa. The City will continue to review and encourage well-planned, well-design projects during the 6th cycle.
HOU-3.3: Cooperate with large employers, the Chamber of Commerce, and major commercial and industrial developers to identify and implement programs to balance employment growth with the ability	The City has continued to facilitate discussion with the Chamber of Commerce, industrial and commercial developers, and large employers to identify programs for a balanced employment/housing opportunity in Costa Mesa. The proposed One Metro West (mixed-use) project has the	**Continued.** The City of Costa Mesa will continue to work with large employers, the Chamber of Commerce, and major commercial and industrial developers to create

Policy Objective	Program Accomplishments	Status for Sixth Cycle
to provide housing opportunities affordable to the incomes of the newly created job opportunities.	potential to provide affordable housing located within proximity to jobs. It includes: • Residential with up to 1,057 rental dwelling units, • 6,000 square feet of specialty retail, • 25,000 square feet of creative office, and • Recreational uses.	
HOU-3.4: Consider the potential impact on housing opportunities and existing residential neighborhoods when reviewing rezone petitions affecting residential properties.	Throughout the 5th cycle, the City continually reviewed rezone applications, of which 8 rezone proposals affected residential properties.	**Continued.** The City of Costa Mesa will continue to review rezoning applications through the 6th cycle. The City will continue to consider
HOU-3.5: Encourage transit-oriented development along transportation corridors.	The City of Costa Mesa is uniquely situated in that more than 90 percent of the residential properties in the City is located within a half-mile of public transit. Accessory Dwelling Unit (ADU) developments are not subject to parking requirements if located within a half mile of a transit stop.	**Continued.** The City of Costa Mesa recognizes the importance of mobility in the framework of housing, the City will continue to support development that is transit oriented in the 6th cycle.
HOUSING GOAL 4: Equal Housing Opportunity *Ensure that all existing and future housing opportunities are open and available to all social and economic segments of the community without discrimination on the basis of race, color, religion, sex, sexual orientation, disability/medical conditions, national origin or ancestry, marital status, age, household composition or size, source of income, or any other arbitrary factors.*		
HOU-4.1: Support the intent and spirit of equal housing opportunities as express in Federal and State fair housing laws.	The City of Costa Mesa continued to support equal housing in the 5th cycle, as well as continued an ongoing partnership with the Orange County Fair Housing Council.	**Continued.** As required by state law, the City will continue to support Federal and State fair housing laws through equal housing opportunities during the 6th cycle. .

Policy Objective	Program Accomplishments	Status for Sixth Cycle
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.	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 the 5th Cycle, the City assisted over 1,600 Costa Mesa households with fair housing issues. • FY 13/14: 357 Costa Mesa households were assisted with fair housing issues • FY 14/15: 331 Costa Mesa households were assisted with fair housing issues • FY 15/16: 314 Costa Mesa households were assisted with fair housing issues • FY 16/17: 204 Costa Mesa households were assisted with fair housing issues • 2018 APR: 200 Costa Mesa households were assisted with fair housing issues • 2019 APR: 117 Costa Mesa households were assisted with fair housing issues • 2020 APR: 153 Costa Mesa households were assisted with fair housing issues	**Continued.** The City continued to provide Costa Mesa Residents with fair housing and counseling services in the 5th cycle and will continue providing fair housing and counseling services for residents during the 6th cycle.
HOU-4.3: Encourage programs that address the housing needs of senior citizens.	Ongoing. The 2013-2021 Housing Element was adopted by City Council on January 21, 2014. The Housing Element includes special programs for special housing needs (i.e., seniors, large families, etc.). As of 2013, accessibility is now required through ADA standards. A 50 percent density increase for construction of very low. Additionally, a Single Room Occupancy Ordinance was adopted in 1991, since three projects are completed and	**Continued.** The City was successful in approving programs for senior housing needs in the Housing Element as shown under program accomplishments. As required by state law, the City will continue to support programs for the housing needs of senior citizens through the appropriate methods listed in this table as well as new methods should

Policy Objective	Program Accomplishments	Status for Sixth Cycle
	occupied for a total of 247 units; including 91 senior units and 11 SRO units.	they become available during the 6th cycle.
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.	2014/2015/2016/2017: 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.). As of 2018 staff worked on establishing a temporary and permanent homeless shelter that will be housing first modeled and will provide housing navigation services. In 2019, the City approved the use of a temporary modular structures at Lighthouse Church for the City's temporary interim bridge shelter. Later in 2019, the City Council adopted an urgency ordinance relating to Accessory Dwelling Units and Junior Accessory Dwelling Units, to be consistent with state law. In 2020, the City approved a permanent homeless shelter (Costa Mesa Bridge Shelter) to replace the temporary bridge shelter identified in 2019. The shelter opened on March 23, 2021. The City of Costa Mesa partners with Newport Beach to leverage scarce resources to better services the homeless population.	**Continued.** The City of Costa Mesa completed a number of actions during the 5th cycle to support families and individuals with specialized housing requirements. As required by state law, the City will continue to support the construction, maintenance, and preservation of residential developments for families and individuals with specialized housing requirements.

Policy Objective	Program Accomplishments	Status for Sixth Cycle
HOU-4.5: Encourage and support the construction, maintenance, and preservation of residential developments to meet the needs of the developmentally disabled	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.). The City partnered with Elwyn California to provide services to persons with special needs. The agency provided input on City's special needs populations, specifically economic opportunities for persons with developmental disabilities using CDBG funds ($5,720).	**Continued.** The City completed a number of actions during the 5th cycle to support the developmentally disabled as shown under program accomplishments. The City of Costa Mesa will continue to promote construction, maintenance, and preservation of residential developments for developmentally disabled within the 6th cycle.
HOUSING GOAL 5: Coordination and Cooperation *Coordinate local housing efforts with appropriate federal, state, regional, and local governments and/or agencies and to cooperate in the implementation of intergovernmental housing programs to ensure maximum effectiveness in solving local and regional housing problems.*		
HOU-5.1: Investigate alternative intergovernmental arrangements and program options to deal with area-wide housing issues and problems.	The City of Costa Mesa continued to investigate alternative intergovernmental arrangements and program options to meet the housing issues. As of 2015, 48 single- and multiple-family units constructed over the last several years through a combination of public/private partnerships.	**Continued.** As required by state law, the City will continue to identify alternative intergovernmental arrangements and program for the housing problem in the 6th cycle.

Appendix B

Sites Analysis

A. Sites Analysis Overview

The Housing Element is required to identify housing sites by income category to meet the City's RHNA Allocation. The sites identified within the Housing Element represent the City of Costa Mesa's ability to plan for housing at the designated income levels within the 6th housing cycle planning period (2021-2029). As described in this appendix, the realistic development capacity for each site was reduced to 80% of maximum allowable density while some sites included additional deductions based on the site location and other known development factors including land use controls, site improvement requirements, infrastructure access and property owner input. Where possible, property owners were consulted to help the City better understand potential future housing growth on candidate housing sites within the City.

This appendix contains **Table B-8**, which identifies each site within Costa Mesa's site's inventory. The sites are identified by assessor parcel number (APN) as well as a unique identifier used to track sites within the inventory. Additionally, the following information is provided for each parcel:

- Address
- Ownership
- Zoning (including Specific Plans, and Overlays, if applicable)
- Size (Net developable acres removing known development constraints)
- Density
- Vacancy status
- Previous Housing Element identification
- Potential Development Capacity (Dwelling Units) by income category
- Description of existing use

A summary of this information is included within the Housing Resources section **(Chapter 3)** of Costa Mesa's 2021-2029 Housing Element.

2026 Housing Element Amendment – Overview of Changes to the Sites Analysis

As part of the 2026 Housing Element Amendment, the City implemented several key updates to strengthen the sites inventory and ensure compliance with State law:

1. Refined RHNA Approach:
    a. The revised approach to address the RHNA relies on verified production credits toward RHNA based on the Annual Progress Report (APR); and;
    b. Sites identified in the Housing Element sites inventory may also include specific projects with approved or pending applications. Sites with projects that have active applications are being counted as sites and are subject to all the rezoning requirements.
    c. Lastly, the City is no longer relying on Accessory Dwelling Unit (ADU) projections to satisfy the RHNA.
2. Revised Realistic Capacity Assumptions:
   The 2021 Housing Element submittal assumed development at approximately 90 percent of maximum allowable density across most sites. As part of the 2026 amendment, the City has revised its methodology to reflect more conservative assumptions. For most sites, capacity is now calculated at 80 percent of the maximum allowable density (i.e., a 20 percent reduction from the maximum). Additional site-specific reductions have been applied where physical, regulatory, or market constraints warrant further adjustments.
3. Removal and Replacement of Sites:
   During implementation of required rezonings to accommodate RHNA, the City received requests from property owners to remove their sites from the inventory. In response, in March 2026, the City removed the sites, conducted a no-net loss analysis and began the process of identifying replacement sites to maintain adequate capacity. This process continued as part of the Housing Element Amendment and public review period, during which the City continued to evaluate and, where appropriate, honor property owner requests to remove or add sites.
    a. On August 12, 2026, as part of the revised Housing Element submitted to HCD in July 2026, the City was notified by two property owners requesting the removal of three Housing Element sites. Specifically, Sites 81 (1751 Placentia Avenue) and 79 (1791 Placentia Avenue), which together accounted for 286 units in the Mesa West Bluffs area, were removed from the sites inventory, along with Site 164 (1491 Baker Street), which accounted for 50 units in the Harbor Boulevard corridor.
    b. On August 19, 2026, following the City's Planning Commission hearing, the City received a request from a property owner to remove two Housing Element sites: Site 49 (3539 Howard Way) and Site 80 (1650 Sunflower Avenue) which together accounted for 694 units in the North Costa Mesa area. The City has honored this request and removed both sites from the sites inventory.
    c. On August 25, 2026, the City received a request from the property owner of an existing Housing Element site at 1485 Dale Way (APN 418-102-10) to add the adjoining APN 418-102-11 to the sites inventory to more accurately reflect the full extent of the property. The City honored the request and incorporated APN 418-102-11 into the broader 1485 Dale Way Housing Element site, identified as Site 180.

Summary of Removed and Replacement Sites

The changes summarized in Table B-1, below, are also reflected within the sites inventory (Table B-8 and electronic sites inventory).

Table B-1: Summary of Removed and Replacement Sites

Topic	Sites Removed	Replacement Sites (2026 Housing Element Amendment)
Number of Sites	28~~22~~ Sites	96 Sites
Density	• 14 sites at 90 du/ac • Remaining sites between 30-50 du/ac	• 24 sites at 90 du/ac • 40 sites at 30 du/ac • 7 sites at 40 du/ac • 10 sites at 50 du/ac • 14 sites at 60 du/ac
Site Size	0.19–30 acres	0.13–15 acres (avg. ~1.44 acres)
Capacity (Units)	• Lower Income: 1,849 • Moderate: 1,189 • Above Moderate: 4,123 • Total: 7,161	• Lower Income: 2,381 • Moderate: 1,195 • Above Moderate: 3,420 • Total: 6,996 (realistic capacity)
Location	• North Costa Mesa • Harbor Blvd. • 18th Street West • Placentia Avenue • Mesa West Bluff	Expanded distribution including: • North Costa Mesa • Harbor Blvd. • 19 West • SoBECA • Newport Blvd • Mesa West Bluff
Existing Uses	Parking lots, office uses, and institutional uses including National University, Women's Club, South Coast Plaza and Post Office.	Primarily underutilized commercial, retail, office, and parking sites with strong redevelopment indicators.

The amended Housing Element reflects replacing several previously identified sites with a broader and more diverse pool of 96 sites. The removed sites were generally larger (ranging from 0.19 to 30 acres) and located north of I-405 or along Harbor Boulevard. The existing uses on the removed sites included a mix of parking, office, and institutional uses, some of which had constraints such as long-term non-residential leases.

The replacement sites generally share a similar size to the sites that were removed (ranging from 0.13 to 15 acres, with an average size of approximately **1.44 acres**) and are distributed more evenly throughout the City including along mixed-use corridors. The updated inventory expands into additional areas, thereby improving geographic equity and supporting Affirmatively Furthering Fair Housing (AFFH) objectives.
From a density perspective, the prior inventory primarily relied on higher-density sites, including 24 sites at 90 dwelling units per acre (du/ac) and the remaining sites ranging from 30-60 du/ac. The revised inventory maintains a subset of high-density sites (24 at 90 du/ac) but introduces a broader range of densities, with the remaining sites generally ranging from 30 to 60 du/ac. This shift supports a more flexible and realistic development pattern, distributing sites more broadly across the City.

The updated sites inventory results in an overall increase in realistic unit capacity, from 6,043 units in the previous inventory to 6,996 units under the revised assumptions. Finally, the replacement sites are characterized primarily by underutilized commercial, retail, office, and storage uses that exhibit strong redevelopment potential, in contrast to several prior sites that involved more complex constraints. Overall, the revised inventory improves feasibility, distribution, and alignment with State housing policy objectives.

Summary of RHNA Status and Sites Inventory

The City's 2021-2029 RHNA need by income category and summary of the sites identified to meet that need is provided in Table B-2. The analysis within this appendix demonstrates that the City of Costa Mesa has the capacity to meet and exceed the 2021-2029 RHNA allocation through a variety of methods, including:

- Identification of development capacity on sites that have been rezoned to permit development of residential uses at or above 30 dwelling units per acre
- Credit towards the RHNA

Table B-2: Summary of RHNA Status and Sites Inventory

	Very Low Income*	Low Income	Moderate Income	Above Moderate Income	Total
RHNA (2021-2029)	2,919	1,794	2,088	4,959	11,760
Credit Towards RHNA	274	195	79	95	643
Remaining Unmet RHNA	2,645	1,599	2,009	4,864	11, 117
Overlays and Specific Plans					
North Costa Mesa Specific Plan/MUOD Sub-Area	1,214	1,214	1,405	3,087	6,920
SoBECA MUOD Sub-Area	199	200	240	536	1,175
Mesa West Bluff MUOD Sub-Area	10	11	110	370	686
19 West MUOD Sub-Area	135	135	122	346	738
Harbor Blvd MUOD Sub-Area	186	186	255	655	1,282
Newport Blvd Specific Plan/MUOD Sub- Area	92	93	98	272	555
Fairview Developmental Center	0	920	690	690	2300

One Metro West Specific Plan		106	0	851	957
Total Potential Capacity for the RHNA (Overlays and Specific Plans)	**1,836**	**2,865**	**2,920**	**6,807**	**14,613**
RHNA Capacity					
Total Units towards RHNA (includes Credit towards RHNA + Overlays and Specific Plans)	5,167		2,999	6,902	15,256
Total Capacity over RHNA	+454		+911	+1,943	+3,496
Buffer	9.6%		43%	39%	30%
*The City's Extremely Low Income (ELI) housing need is assumed to be 50% of the very low RHNA need for the planning period.					

1. Credit Towards RHNA

As shown in **Table B-3**, the City of Costa Mesa has approved several residential development projects that have contributed to meeting the RHNA since the start of the 6th Cycle planning period. For jurisdictions within the Southern California Association of Governments (SCAG) region, RHNA credit may be applied to units that received building permits on or after June 30, 2021, consistent with HCD guidance.

The City of Costa Mesa tracks progress toward its 6th Cycle RHNA consistent with California Department of Housing and Community Development (HCD) Annual Progress Report (APR) requirements.

Credit toward RHNA reflected in **Table B-2** is based solely on residential units for which building permits have been issued during the planning period. As defined by HCD, permitted units represent the official metric for demonstrating progress toward RHNA. Credit includes only units that have received building permits. Credit excludes projects that are either in the application phase or entitled but have not yet received building permits. A project-level breakdown of the 643 permitted units, including project address, affordability level, and affordability mechanism for each project, is provided in **Table B-9.**

Based on the City's 2025 APR, Costa Mesa has issued building permits for 643 units for the 6th cycle planning period. These units represent the City's cumulative credited progress toward its RHNA obligation for the 6th Cycle planning period.

Table B-3: RHNA Credit – Permitted Units by Affordability

Income Category	Deed-Restricted Units	Non-Deed Restricted Units	Total Units
Very Low Income	202	72	274
Lower	N/A	195	195
Moderate	N/A	79	79
Above Moderate	N/A	95	95

Total	202	441	643
Source: City of Costa Mesa 2025 Annual Progress Report, Table B (cumulative totals across planning period)			

Demonstrating Affordability

For units credited toward the lower-income RHNA categories (very low- and low-income), the City documents affordability consistent with HCD's APR requirements.

- **Deed-Restricted Units:** For deed-restricted units, affordability was determined based on affordable housing regulatory agreements and covenants.
- **Non-Deed-Restricted Units:** For non-deed-restricted units counted toward lower-income RHNA categories, affordability was determined using one of two methods depending on the project's stage of completion at the time of reporting.
    - **Building permit issued:** For non-deed-restricted units where a building permit has been issued but construction is not yet complete and was counted toward lower-income RHNA categories, affordability was determined using a methodology consistent with the unit's year of permit submittal. For ADU applications submitted to the City in 2023 or earlier, affordability was based on the SCAG Regional ADU Affordability Analysis. For ADU applications submitted in 2024, the City distributed a survey to ADU property owners requesting their intended monthly rental price and used the survey results to determine the affordability level of each 2024 application. Beginning with applications submitted in 2025, applicants are required to complete a questionnaire disclosing the anticipated monthly rent for the unit at the time of application; the City then applies HCD's affordability calculator, based on the unit's bedroom count and anticipated rent, to determine the applicable income category. This questionnaire process has since been incorporated directly into the City's online permitting system.
    - **Certificate of Occupancy:** For non-deed restricted units where a Certificate of Occupancy has been issued, affordability was verified based on actual reported rents or sales prices provided by the applicant.

ADU Rental Survey:

For ADU permits submitted to the City in 2024, affordability determinations were based on results of a survey distributed to ADU owners regarding intended rental pricing. Survey results indicated that studio units rented at levels affordable to low-income households, one-bedroom units at levels affordable to very low-income households, two-bedroom units at levels affordable to moderate-income households, and three-bedroom units at levels affordable to above moderate-income households. These results were applied to determine the affordability level of 2024 ADU applications based on unit bedroom count.

The City's progression from a region-wide affordability assumption to project-specific, unit-level verification reflects both improved local data collection and HCD's current guidance requiring an affordability methodology no more than two years old at the time of reporting. The affordability mechanism applied to each project is identified in **Table B-9.**

Project Status:

The City's approach to crediting units toward its RHNA progress relies on building permits issued, consistent with HCD's own methodology for tracking Housing Element implementation. While a housing development may receive entitlements well in advance of construction, entitlement alone does not reliably indicate that a project will be built within the planning period. The issuance of a building permit reflects a substantially firmer commitment to construction, as it follows a developer's investment in final design, plan check, and permit fees, and initiates the statutory clock for commencing work.

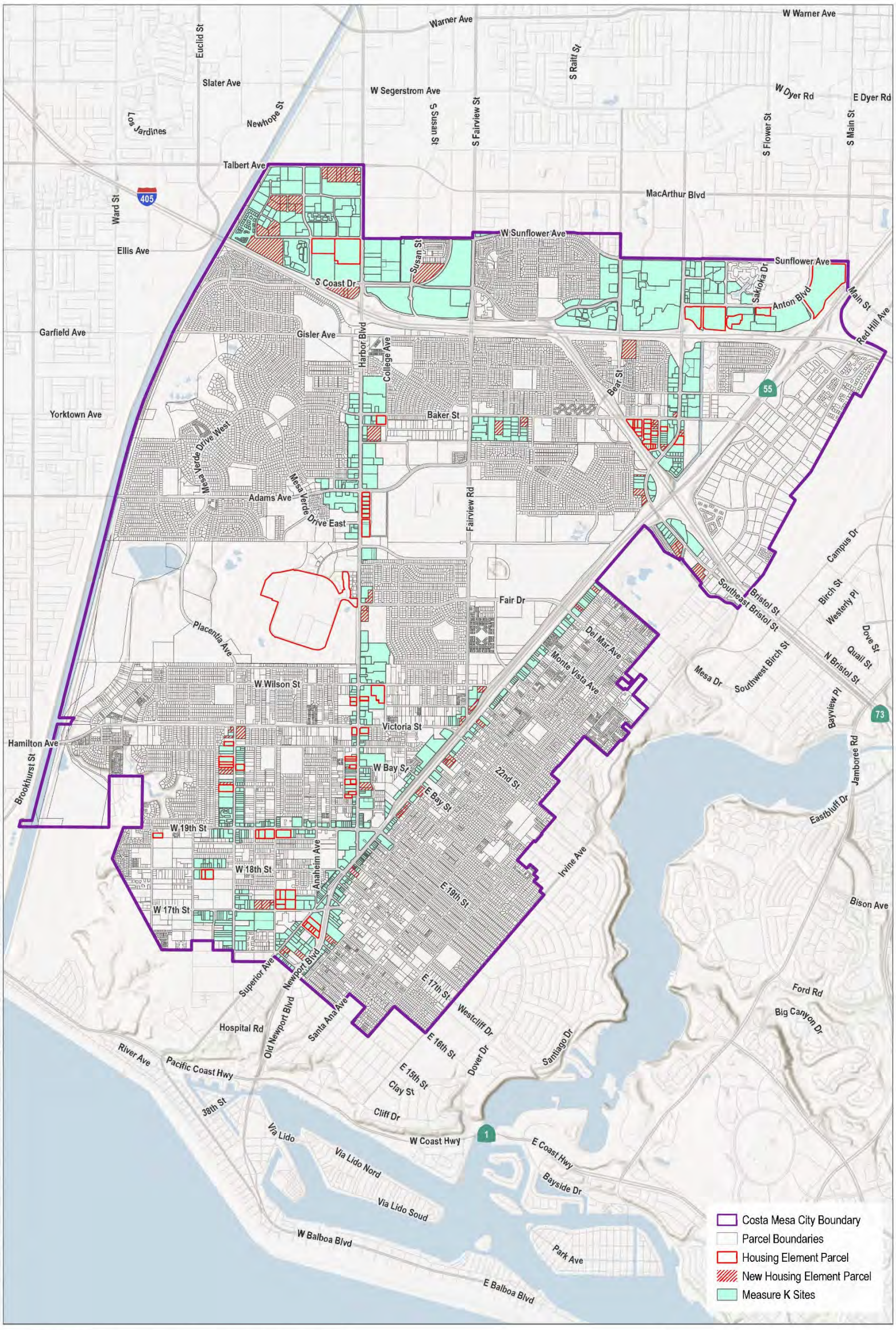
By anchoring its RHNA credit to permitted units rather than entitled units, the City has applied a conservative and defensible standard: the 643 units represent housing for which construction activity has been formally authorized to proceed, not merely approved at the discretion stage. This approach avoids overstating progress based on projects that remain speculative and provides HCD with a more reliable indicator of the City's actual production trajectory during the current planning period.

Conclusion

Consistent with HCD guidance, Costa Mesa's RHNA progress is measured using building permits issued, rather than earlier development milestones such as applications or entitlements. As of the 2025 reporting year, the City has credited 643 units toward its RHNA based on cumulative permitting activity during the 6th Cycle planning period. This demonstrates continued advancement toward meeting the City's housing obligations through projects that have reached the construction-ready stage. Lastly, the City's sites inventory identifies additional adequate sites with capacity to accommodate the City's remaining RHNA obligation across all income categories, independent of the units addressed in this analysis. This additional capacity provides the City with a reasonable buffer to ensure that the City can accommodate its share of the regional housing need throughout the remainder of the planning period, consistent with Government Code Section 65583.2.

Figure B-1: Housing Element Sites (All Income Categories)

8-



SOURCE: City of Costa Mesa, Orange County Sanitation District, Open Street Map

Costa Mesa

0 0.25 0.5 Miles

FIGURE B-1 : Housing Element Sites

Last Updated: Aug. 25, 2026

Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation

2. Selection of Sites - Redevelopment of Non-Vacant Sites for Residential Uses

The City of Costa Mesa has identified sites with sufficient capacity to accommodate its 2021–2029 RHNA. In total, 169 parcels have been identified across a range of zones, specific plan areas and overlay districts.

Rezoning Status: As of April 2026, the City completed the required rezoning of all Housing Element sites at the densities specified in Table B-8 to permit residential development, as reflected in Resolution No. 2026-11, 2026-12. in compliance with Government Code § [65583 and 65583.2 (c)]. Accordingly, Program 3C (Update the North Costa Mesa Specific Plan), Program 3D (Update the City's Urban Plans and Overlays) and Program 3N (Candidate Sites Used in Pervious Housing Elements) have been completed.

A. Overview

All identified sites have been evaluated to determine the extent to which on-site uses are likely to redevelop within the planning period. The analysis found that a number of existing uses (identified in Table B-8) are either permanently closed or available for lease. Many of the uses are in multi-tenant commercial centers with one ownership and most show little to no evidence of recent investment or redevelopment.

When assuming the potential for low/very low-income development on non-vacant parcels, state law requires that the City analyzes the following:

- Analysis of leases where possible, that would prevent redevelopment of the site,
- The extent to which existing uses may constitute an impediment to the future residential development within the planning period,
- Record of converting existing uses to higher density residential uses,
- Current market demand for the existing use,
- Development trends and market conditions, and
- Regulatory or other incentives to encourage redevelopment.

Lease Analysis

Existing lease agreements on infill and non-vacant properties present a potential impediment to residential development within the planning period. State law requires the City to consider lease terms in evaluating the use of non-vacant sites; however the City does not have access to lease agreements or other contractual agreements amongst parties because they are private documents. Therefore, the City has conducted an analysis to identify sites that show characteristics indicating they are likely to redevelop within the planning period, including past performance, an on-the ground existing use analysis and a market analysis to understand cost of land, construction, and development trends in Costa Mesa.

To identify sites with existing uses that have the potential to redevelop into housing or that the existing use will not be an impediment to additional redevelopment, the City developed objective redevelopment criteria based on characteristics observed in sites that have successfully redeveloped into housing during

the current and prior planning cycles. After applying these criteria and confirming suitability, the City conducted (and is continuing to conduct) outreach to property owners, developers, and the broader community. Based on feedback from this outreach, additional refinements were made, including the removal and addition of sites to ensure a realistic and achievable sites inventory. Where the City received explicit property owner requests to include a site or documented developer interest, this information is noted alongside the respective site in the inventory. The analysis also notes where the City received an interest letter from a developer or property owner.

B. Application of Objective Threshold Criteria:

As a first step in identifying sites to accommodate the RHNA, the City established threshold redevelopment criteria to guide site selection. The threshold criteria are based on characteristics observed in prior Housing Element sites that successfully redeveloped into residential uses. The criteria are as follows:

- Existing uses fall within the development classifications (typologies) identified in the section below as having demonstrated redevelopment potential in the City; and
- The site has a utilization rate ("percent occupied") of 50% or less, with the exception of two sites.

To determine utilization rate, the City evaluated the relative intensity of existing development on each site by comparing existing building square footage to the maximum development permitted under the applicable floor area ratio (FAR). This calculation expressed as "% Occupied" indicates the extent to which each site is currently utilized. Sites with lower utilization rates are considered more likely to redevelop because existing improvements occupy a limited portion of the site's total development capacity, indicating that the current use is not a significant impediment to redevelopment and may be accommodated or replaced as part of future development.

All Housing Element sites meet the threshold criteria described above except for sites listed in **Table B-4.**

2026 Housing Element Amendment:

To offset the removal of several sites in March 2026, the City added 94 sites as part of the second 2026 Housing Element Amendment. For these additional sites, the City conducted a detailed screening process to ensure that replacement sites exhibit strong redevelopment potential. All new sites added as part of this amendment were required to meet the following threshold criteria:

- Utilization rate of less than 60%:
  - While the screening threshold was set at 60%, most sites are well below this level. Of the 94 new sites:
    - 36 sites have utilization rates between 0–30%
    - 31 sites fall between 31–50%
    - 11 sites fall between 51–59%
- Improvement-to-land value (ILV) ratio of less than 1.0
  - Of the 94 new sites:
    - Approximately 57 (61%) have an ILV ratio of less than 0.5
    - 26 sites have an ILV between 0.5 and 1.0
    - 9 sites have an ILV greater than 1.0
- Building age greater than 40 years

In addition, as part of the 2026 amendment process, the City conducted targeted outreach to property owners and the broader community. Property owners were notified of the potential inclusion of their properties in the Housing Element sites inventory, and the City held a public workshop to solicit input and confirm the appropriateness of the proposed sites. Feedback from this outreach informed final site selection and refinement.

All new sites added through the 2026 amendment meet the threshold criteria described above, with the exception of the sites identified in **Table B-4.** Based on the combination of low utilization, low improvement-to-land value ratios, older building stock, and consideration of AFFH factors—along with input received through outreach—these sites are considered suitable and likely to redevelop with residential or mixed-use development during the 6th Cycle planning period. The low level of existing site utilization indicates that current uses do not fully occupy the sites' development capacity and are therefore unlikely to present a significant impediment to redevelopment.

Sites Included Based on Additional Redevelopment Evidence:

As noted above, the City initially screened sites using objective threshold criteria, including degree of underutilization, building age, and improvement-to-land value. However, certain sites were retained or added to the inventory based on additional site-specific evidence demonstrating that redevelopment during the planning period is realistic.

Table B-4 includes a separate analysis of sites that may not meet every objective screening threshold; however, the City determined that other factors support their inclusion in the sites inventory. This section identifies those sites and describes the site-specific information used to substantiate their redevelopment potential.

Table B-4: Additional Redevelopment Information

APN	% occupied	ILV	RHNA Units	Building age	Development Classification	Additional Information
139-031-42	**51%**	.30	576 units	1976	A	This site is under the 60% utilization threshold, has an ILV of less than 1.0, and meets development classification A. The city has received interest in the potential redevelopment of the site. Existing single-story light industrial/office uses on large site. In addition, the site has extensive areas for residential development.
419-112-02	24%	**1.16**	6	1963	C	While the site has an improvement-to-land value (ILV) ratio slightly above 1.0, it is significantly underutilized (approximately 24%)

Table B-4: Additional Redevelopment Information

APN	% occupied	ILV	RHNA Units	Building age	Development Classification	Additional Information
						and meets development classification C. The site is currently developed as a gas station with surface parking along Newport Blvd., There is a track record of non-residential sites being cleaned-up and redeveloped for housing in Costa Mesa.
426-262-06	42%	**1.23**	10	1940	C	ILV above 1.0 (1.23); however, the site is moderately underutilized (42%) and meets development classification C. Existing car wash use along Newport Blvd. and is considered redevelopable based on City experience.
424-281-22	30%	**1.52**	90	1956	B	ILV above 1.0 (1.52); however, the site is underutilized (30%) and meets development classification B. Existing self-storage use is considered redevelopable based on City experience.
418-161-02	34%	**2.41**	23	1976	C	ILV above 1.0 (2.41); however, the site is underutilized (34%) and meets development classification C. The site is a shuttered gas station.
439-311-06	47%	**2.67**	27	>40 years	C	ILV above 1.0 (2.67); however, the site is moderately underutilized (47%) and meets development classification C. The site is currently developed as a restaurant that has closed and is In close proximity to residential development.
439-081-02	34%	**2.89**	21	1984	B, C	ILV above 1.0 (2.89); however, the site is underutilized (34%) and meets development classification B and C. The existing U-Haul/self-

Table B-4: Additional Redevelopment Information						
APN	% occupied	ILV	RHNA Units	Building age	Development Classification	Additional Information
						storage use is adjacent to residential development.
425-432-10	**132%**	0.86	35	>40 years	B, C	The site occupies 132%, however the ILV is below 1.0 (0.86) and meets development classification B and C. The existing self-storage use (Public Storage) is located across the street from residential development.
422-291-04	**108%**	0.27	44	1976	B	The site occupies 108%, however the ILV is significantly below 1.0 (0.27) threshold and meets development classification B. Existing use is Public Storage/self-storage use and adjacent to recently developed townhomes and apartments, indicating an ongoing transition toward residential uses in the surrounding area.
426-121-12	**100%**	0.24	24	1976	C	The site occupies 100%, however the ILV is significantly below 1.0 (0.24) threshold and meets development classification C. Existing single-story contractor/industrial building developed at approximately 46% of allowable commercial intensity (0.35 existing FAR compared to 0.75 allowable FAR), leaving approximately 54% of allowable development capacity unused. The approximately one-acre site includes a fenced outdoor yard and is currently occupied by low-intensity contractor-related uses,

Table B-4: Additional Redevelopment Information						
APN	% occupied	ILV	RHNA Units	Building age	Development Classification	Additional Information
						indicating opportunity for more intensive redevelopment.
426-053-01	**89%**	0.73	23	1973	C, D	The site occupies 89%, however the site has an ILV below 1.0, and meets development classification C and D. The existing use is Ali Baba Motel along Newport Blvd. The City has a record of converting motels to housing. The improvements date to 1973 and have a documented history of property maintenance and code-enforcement issues, indicating aging improvements and limited reinvestment. The site is also located within an area previously identified by the City for residential redevelopment.
426-121-15	**79%**	0.38	4	1970	C	While the site is moderately utilized (79%), the ILV is below 1.0 (0.38) threshold and meets development classification C. The existing use is an auto related use. The site is adjacent to two vacant properties. Additionally, the existing commercial/auto-service property developed at approximately 54% of allowable commercial intensity leaving approximately 46% of allowable development capacity unused. The building dates to 1983, and a substantial portion of the site is devoted to surface parking, further supporting redevelopment potential.
426-262-16	**73%**	0.28	4	1987	C	While the site is moderately utilized (73%), the ILV is significantly below 1.0 (0.28) threshold and meets development classification C. The existing use is commercial along

Table B-4: Additional Redevelopment Information						
APN	% occupied	ILV	RHNA Units	Building age	Development Classification	Additional Information
						Newport Blvd. and is adjacent to residential development. Public records describe the existing use as a 1,960 sq.ft one-story, class C retail building with 15+ parking spaces. Existing low-intensity commercial development with substantial surface parking, developed at approximately 32% of allowable commercial intensity (0.24 existing FAR compared to 0.75 allowable FAR). The site also has a low ILV of approximately 0.28, indicating that land value substantially exceeds improvement value and supporting its redevelopment potential.
139-031-62 (One Metro West)	**66%**	0.62	957	1975	A	This site is an entitled project known as One Metro West. While the site slightly exceeds the utilization threshold, it has an improvement-to-land value (ILV) ratio below 1.0 and was included in the inventory due to its entitled status and high likelihood of redevelopment into actual built units as allowed by the One Metro West Specific Plan. The existing use was manufacturing/warehousing.
139-652-02	**61%**	0.61	153	1978	A	This site is marginally over the utilization threshold (61%), however the ILV is below the 1.0 (0.61) threshold and meets development classification A. The existing use is manufacturing and distribution. Specific plans in Costa Mesa and an adjacent city would result in housing in the area. Existing industrial/manufacturing and distribution site developed at approximately 61% of allowable

Table B-4: Additional Redevelopment Information						
APN	% occupied	ILV	RHNA Units	Building age	Development Classification	Additional Information
						intensity, leaving approximately 39% of development capacity unused. The site has an ILV of approximately 0.62 and is located near the One Metro West project, where a former industrial site is approved for redevelopment with up to 1,057 residential units, demonstrating an ongoing transition toward higher-intensity residential and mixed-use development in the surrounding area.
426-262-01	**65%**	0.11	6	1975	C	This site is marginally over the utilization threshold (65%), however it is significantly below the ILV threshold (0.11) and meets development classification C. The existing use is auto service related and the site is on Newport Blvd near residential development. Existing auto repair/tire service facility developed at approximately 34% of allowable commercial intensity (0.26 existing FAR compared to 0.75 allowable FAR), leaving approximately 66% of development capacity unused. The building dates to 1975 and the site has a low ILV of approximately 0.12, indicating land value substantially exceeds improvement value. The small building footprint and substantial area devoted to vehicle access, parking, and service activities further indicate potential for more intensive redevelopment.
426-262-03	**85%**	0.22	8	1950	C	While this site is over the utilization threshold (85%), it is significantly below the ILV threshold (0.22) and

Table B-4: Additional Redevelopment Information

APN	% occupied	ILV	RHNA Units	Building age	Development Classification	Additional Information
						meets development classification C. The existing use is commercial and it is on Newport Blvd. adjacent to residential development. Existing improvements include small commercial and restaurant buildings, surface parking, and vehicle circulation areas. Individual parcels demonstrate substantial underutilization; for example, 1974 Newport Boulevard is developed at approximately 0.24 FAR, or about 31% of the allowable 0.75 FAR, and contains improvements dating to 1950 with a low ILV of approximately 0.22. These conditions indicate aging improvements, substantial unused development capacity, and potential for parcel consolidation and higher-intensity redevelopment.
426-121-40	**78%**	0.18	13	1980	C	While this site is over the utilization threshold (78%), it is significantly below the ILV threshold (0.18) and meets development classification C. The multi-tenant building is vacant. Existing single-story office development with substantial surface parking, developed at approximately 35% of the maximum allowable commercial intensity. The building dates to 1980 and has a low ILV of approximately 0.17, indicating that land value substantially exceeds the value of existing improvements. The property has also recently been marketed as a development/investment

Table B-4: Additional Redevelopment Information						
APN	% occupied	ILV	RHNA Units	Building age	Development Classification	Additional Information
						opportunity, further supporting its redevelopment potential.

C. Development Classifications (Typologies)

As part of the housing sites analysis, the City evaluated recent residential projects that have redeveloped within non-residentially zoned areas. The zoning, use prior to redevelopment, and a brief project analysis of the approved development plan, are shown in **Table B-5.** The analysis showed that prior uses on these redeveloped sites were similar in nature to existing uses on many sites identified in the sites inventory in **Table B-8**. Based on the information provided in **Table B-5**, the City created a classification system for sites with characteristics that are applicable to the candidate sites inventory. The intent of this classification system is to draw parallels from past development, staff knowledge, and trends in development to the potential future development of the candidate housing sites identified. These classifications are based in real past development that has occurred within the City. While some comparisons may not be an exact match for the sites identified, they show a strong correlation with the understanding that every parcel is unique in terms of site characteristics, existing use, ownership, and other factors which can affect future development. The development classes are generally defined as:

- **Development Class A:** Uses on these sites prior to redevelopment included either light industrial such as manufacturing, assembly, processing, packaging, or storage of products takes place or office type uses. These are areas that previously served commercial or office businesses and have redeveloped throughout the city based on property owner interest and market trends. This also includes uses within the North Costa Mesa and SoBECA areas.
- **Development Class B:** Uses on these sites prior to redevelopment included self-storage, vehicle storage, and industrial uses. Many of these sites are located within the Mesa West or 19 West areas which covers a large portion of the industrial areas south of I-405.
- **Development Class C:** Uses on these sites prior to redevelopment included primarily commercial uses including gas stations and underutilized surface parking lots along Harbor Boulevard, Newport Boulevard and other major commercial corridors. These projects are typically in a mixed-use setting, whether within the same development or directly adjacent. Many of these sites are within the Newport Boulevard Specific Plan area.
- **Development Class D:** These sites are potential motel conversions within the City. The City is continuing to pursue Project Homekey funds and other resources to encourage the redevelopment of motels in coordination with property owners and service providers.

D. Field Survey Assessment

In addition to applying objective screening criteria (ILV, building age and utilization) and reviewing existing uses to meet development classifications, City staff, in coordination with the Economic Development

Division, conducted a field-based survey and site reconnaissance to further evaluate redevelopment potential.

This effort included on-the-ground observation of site conditions to identify vacancies, underutilized properties, aging structures, and broader patterns of disinvestment at the block and corridor level. The field survey supplemented the quantitative analysis (e.g., utilization and ILV) by providing real-world context regarding site activity, tenant occupancy, and overall economic viability. Observations from this effort informed the identification and refinement of sites included in the Housing Element inventory.

E. Community Input on Sites Selection

The City initially identified sites based on objective criteria, including improvement-to-land value (ILV), building age, and degree of utilization, and then evaluated them for consistency with established development typologies. Throughout this process, the City also incorporated community input, which played an important role in informing site identification and selection.

As part of the 2021 housing element update, the City had conducted multiple public outreach meetings, including district specific meetings where community members gave input on areas of importance within their district. This information was collected as notes on maps of each district and can be found in **Appendix C.** Community members also provided feedback on potential housing development types and focus areas on the online community survey. Additionally, draft versions of the sites inventory were discussed at both Planning Commission and City Council study sessions, with decision makers providing input and community members able to make public comments.

Lastly, the City held discussions with major property owners within the City to better understand their long-range plans for development of the properties under their ownership. The City used these discussions to more accurately determine potential unit yield and affordability assumptions for some of the identified candidate housing sites. Additional information is provided for specific properties in **Table B-8**.

2026 Housing Element Amendment:

As part of the inclusion of additional sites in this 2026 Housing Element Amendment, the City undertook a comprehensive and proactive outreach and engagement process to ensure transparency and meaningful community participation. The City formally notified all property owners of sites under consideration for inclusion in the updated inventory. Property owners were invited to participate in the review process and to provide input regarding site suitability, development feasibility, and long-term plans. The City also held two dedicated stakeholder meetings and workshops focused specifically on the candidate sites, allowing for more in-depth discussion of site-specific conditions, constraints, and opportunities.

Where the City received explicit property owner requests to include a site or documented developer interest, this information is noted alongside the respective site in the inventory.

2026 Housing Element Rezone:

In addition to property owner notification, the City conducted targeted outreach throughout the rezoning process, including public workshops and informational meetings designed to inform both affected

stakeholders and the broader community. These workshops provided an opportunity for participants to ask questions, express concerns, and offer feedback on proposed zoning changes and development assumptions. Through this expanded outreach effort, the City was able to further the sites inventory effectively incorporating community and stakeholder feedback to ensure that the rezoning program and 2026 housing element amendment reflect both community priorities, and realistic development conditions.

F. *Experience Developing Non-Vacant Sites for Residential Uses (Development Trends)*

The City has also conducted a parcel specific analysis of existing uses for each of the identified sites. This analysis of existing uses, including indicators of a likelihood that the existing use will redevelop within the next eight years, are provided in Table B-8. This analysis is based on information readily available to the City and research that can be found through online research. The City does not always have access to private lease information but has included information that property owners have shared regarding individual sites.

Table B-5 summarizes recent, approved, entitled, and constructed residential and mixed-use projects in Costa Mesa to demonstrate local redevelopment patterns and the City's experience converting underutilized commercial, industrial, motel/hotel, office, and vacant sites into housing. The table identifies each project's location, acreage, unit count, density, zoning, prior use, development classification, Tax Credit Allocation Committee (TCAC)/HCD resource area, and relationship to similar sites included in the sites inventory. Together, these examples show that residential development has occurred across multiple areas of the City, including North Costa Mesa, along Newport Boulevard, Harbor Boulevard, and within the Mesa West Bluffs and 19 West Sub-Areas. Many projects have been built or approved on sites with characteristics similar to those identified in the sites inventory.

This table is intended to support the City's realistic capacity assumptions by showing that nonvacant and underutilized sites in Costa Mesa have a demonstrated pattern of redeveloping with housing, including affordable housing, senior housing, live/work units, mixed-use projects, and adaptive reuse projects. The examples also help illustrate the types of existing uses that may transition to residential development during the planning period, including light industrial buildings, warehouses, auto-related uses, and motels.

Table B-5: Reference Projects and Nonvacant Trends

Address/APN	Site Size	Total Dwelling Units	Allowable Maximum Density	Built/Proposed Density (% of maximum)	Zoning	Site utilization (% Occupied)	ILV	Building Year	Uses prior to Redevelopment	Development Classification	TCAC Classification	Area	Project Info [1]	Relationship to Housing Element Sites Inventory
One Metro West ***1683 Sunflower Ave*** ***APN: 139-031-62***	15.74 acres	957 units 106 LI Units	80 du/ac	Project proposed density = 62 du/ac 78.5% of maximum density 90% of specific plan unit cap	MP	66%	.62	1975	Light industrial	A	Moderate Resource	North Costa Mesa	One Metro West is an entitled mixed-use project consisting of residential, office, retail and recreational uses. Prior existing uses included light industrial; office, manufacturing and warehousing	The Sites Inventory includes 31 sites located in North Costa Mesa and has a development classification as "A". Of these 31 sites, all have a utilization of less than 60%.
Senior Housing Project at the Senior Center ***695 W 19th St*** ***APN: 424-211-01***	1.55 acres (after subdividing)	70 LI Senior units	50 du/ac	Project proposed density = 46.6 du/ac 91% of maximum density	C1	11%	.81	1957	City-owned Senior Center parking lot	N/A City-owned site	Low Resource	19 West Urban Plan	Entitled Project	
Project Homekey ***1400 Bristol Street*** ***APN: 439-312-11***	3.53 acres	78 units 76 LI Units	30 du/ac	Project proposed density = 22.1 du/ac 74% of maximum density	C1	66%	1.62	1970	Motel	D	High Resource	Newport Blvd Specific Plan	Building Permits Issued Motel Conversion (Project Homekey)	The Sites Inventory includes a total of 5 sites with the "D" classification where existing uses generally include hotels/motels.
Project Homekey ***2274 Newport Blvd.*** ***APN: 426-053-15***	1.16 acres	48 LI Units	30 du/ac	Built density = 41.4 du/ac 138% of maximum density	R2-HD	118%	.76	Late 1970S (approx. 47-49 years old)	Motel	D	High Resource	Newport Blvd Specific Plan	Constructed Motel Conversion Phase II (Project Homekey)	
Costa Mesa Village	1.59 acres	97 units 96 LI Units	60 du/ac	Built density = 61 du/ac	C1	87%	1.27	1985	Motel	D	Highest Resource	Newport Blvd Specific Plan	Constructed. Costa Mesa Village converting an existing motel to provide 97 housing units along with wraparound	

[1] Entitled project (being counted as site, not pipeline project for the purposes of RHNA)

Table B-5: Reference Projects and Nonvacant Trends

Address/APN	Site Size	Total Dwelling Units	Allowable Maximum Density	Built/Proposed Density (% of maximum)	Zoning	Site utilization (% Occupied)	ILV	Building Year	Uses prior to Redevelopment	Development Classification	TCAC Classification	Area	Project Info [1]	Relationship to Housing Element Sites Inventory
2450 Newport Blvd. APN: 439-281-48				101% of maximum density									services to lower-income residents and persons with disabilities.	
2277 Harbor Blvd APN: 422-163-31	4.15 acres	200 units	40 du/ac	Built density = 48 du/ac 120% of maximum density	PDR-HD	26%	0.99	1950-1959	Motel	D	Low Resource	Harbor Mixed-Use Overlay	200-unit apartment complex on a previous motel use site. This development is located on Harbor Boulevard.	
Urban Plan Project – Live/Work Units *1711 & 1719 Pomona Avenue APN: 424-081-22*	.23 acres	8 units	30 du/ac	Project proposed density = 34.8 du/ac 115% of maximum density	MG	44%	0.069	1936	Light industrial Auto repair shop	B	Low Resource	Mesa West Bluff Urban Plan	Entitled Project: Live/work units	The Sites Inventory includes 23 sites in the Mesa West Bluffs area. Site utilization ranges from 0-55% and majority of the uses include in warehouses and self storage units with large surface parking lots, light industrial related to auto repairs.
Urban Plan Screening Project – Live Work Units *1540 Superior APN: 425-351-06*	.43 acres	9 units 3 LI Units	50 du/ac	Project proposed density = 20.9 du/ac 42% of maximum density	MG	25%	.34	65+ years ≤1959 (estimated)	Light industrial – vacant building	B	Low Resource	19 West Urban Plan	9 live/work units on a 0.44-acre lot.	The Sites Inventory includes 18 sites in 19 West area. Majority of the sites have a utilization of less 0-50%. Uses on these sites include warehouses, public storage units, and auto related uses.
The Plant *2972 Century Place APN: 418-202-12*	.93 acres	62 units	60 du/ac	Project proposed density = 66.7 du/ac 111% of maximum density	MG	61%	.39	1962	Auto repair shop with surface parking Light industrial	A	Moderate Resource	SoBECA Urban Plan	Proposed project renovating of three existing commercial buildings (containing the former Car Mart and Plant Stand) totaling 19,100 square feet, for retail and restaurant uses and a four-story mixed-use building with 48 residential units, 14 live/work units, and 2,570 square feet of workshop/maker office space above a two-level parking structure.	The Sites Inventory includes 33 sites in the SoBECA area. The existing uses include single story commercial, warehouses and auto related uses with large surface parking lots.
125 Baker Street APN: 427-021-04	4.2 acres	240 units	57 du/ac	Built density = 57 du/ac 99% of maximum density (GPA/Rezone)	PDR – HD	33%	1.12	1974	Industrial and office spaces	A	Moderate Resource	North Costa Mesa	This development is a 240-unit wrap apartment complex on a 4.2-acre parcel in a largely industrial and office area of Costa Mesa. The project was rezoned from CL to PDR-HD.	The Sites Inventory includes 31 sites located in North Costa Mesa and has a development classification as "A". Of these 31 sites, all have a utilization of less than 60%.

Table B-5: Reference Projects and Nonvacant Trends

Address/APN	Site Size	Total Dwelling Units	Allowable Maximum Density	Built/Proposed Density (% of maximum)	Zoning	Site utilization (% Occupied)	ILV	Building Year	Uses prior to Redevelopment	Development Classification	TCAC Classification	Area	Project Info [1]	Relationship to Housing Element Sites Inventory
1957 Newport Blvd **APN: 419-211-05**	1.86 acres	38 units	20 du/ac	Built density = 20.4 du/ac 100 % of maximum density	PDR-HD	7%	0.38	1950-1959	Self-storage use and trailer storage lot	B	High Resource	Newport Blvd Specific Plan	38-unit condominium project along the Newport Blvd commercial corridor. The project was rezoned from C1 to PDR-HD.	The Sites Inventory includes 33 sites in the Newport Blvd area. Several of these sites are single-story self storage and underutilized commercial along with auto related uses and large surface parking lots.
1620 and 1644 Whittier Ave.	5.7 acres	89 units	30 du/ac	Approved FAR[2] = 0.87 Maximum allowable FAR = 1.0 87% of maximum allowable development intensity	MG	27%	Not Available	1961	Industrial use (Ametek Aerospace and Defense)	B	Low Resource	Mesa West Bluffs Urban PLan	89 live/work residential units on a former industrial use site in the Mesa West Bluffs Urban Plan area. While ILV information was not available, the project site met several redevelopment criteria identified for the sites inventory. Pre-development site included low site utilization at 27%, building age was over 50 years old and the existing use was an aging industrial development.	The Sites Inventory includes 23 sites in the Mesa West Bluffs area. Site utilization ranges from 0-55% and majority of the uses include warehouses and self storage units with large surface parking lots, light industrial related to auto repairs.
1500 Mesa Verde Drive East **APN: 139-361-42**	7.41 acres	215 units	50 du/ac	Built density = 29 du/ac 58% of maximum density	PDC	N/A (Vacant Site)	N/A (Vacant Site)	N/A (Vacant Site)	Vacant	C	High Resource	Harbor Mixed-Use Overlay	This development is 215 senior apartments developed at four stories along Harbor Boulevard directly adjacent to existing commercial uses. This project is an example of the types of horizontal mixed-use projects.	The Sites Inventory includes 30 sites in the Harbor Blvd Area. Sites have a utilization between 0-55% and a majority of the uses include underutilized, single story commercial, auto related, and large surface parking.
1527 Newport Boulevard	1.9 acres	40 units	50 du/ac	Built density = 21 du/ac 43% of maximum density	C2 & MG	70%	0.86	1945	Industrial uses, including boat and automobile repair	B	High Resource	19 West Urban Plan	40 live/work units with ground floor commercial/office workspaces and two stories above for residential.	The Sites Inventory includes 18 sites in 19 West area. Majority of the sites have a utilization of less 0-50%. Uses on these sites include warehouses, public storage units, and auto related uses.
132, 134, 140 Industrial Way	1.01 acres	22 units	50 du/ac	Built density = 21 du/ac 43% of maximum density	C2 & MG	51%	0.86	1963-1970	Industrial uses, including boat and automobile repair	B	Low Resource	19 West Urban Plan	22 live/work units with ground floor commercial/ office workspaces and two stories above for residential.	

[2] For the 1620–1644 Whittier Avenue project, the applicable Mesa West Bluffs Urban Plan regulated residential development intensity through FAR rather than a maximum dwelling-units-per-acre standard. Accordingly, project utilization is measured against the applicable 1.0 FAR maximum. The approved project achieved approximately 0.87 FAR, or 87% of the maximum allowable development intensity.

Table B-5: Reference Projects and Nonvacant Trends

Address/APN	Site Size	Total Dwelling Units	Allowable Maximum Density	Built/Proposed Density (% of maximum)	Zoning	Site utilization (% Occupied)	ILV	Building Year	Uses prior to Redevelopment	Development Classification	TCAC Classification	Area	Project Info [1]	Relationship to Housing Element Sites Inventory
1677 Superior Avenue	2.53	49 units	50 du/ac	Built density = 19 du/ac 39% of maximum density	C2 & MG	30.3%	0.97	Approx. 1964 (49+ years old)	Gas station and a mixture of commercial and industrial uses.	B	Low Resource	19 West Urban Plan	49 live/work units with ground floor commercial/ office workspaces and two stories above for residential.	
2025 Placentia Avenue APN: 937-78-210	1.85	36 units	40 du/ac	Built density = 19.5 du/ac 92% of maximum allowable development intensity (0.92 FAR / 1.0 FAR maximum)[3]	MG	~11.5%	0.73	Late 1950s ~55+ years	Commercial and industrial uses, including storage and repair for boats	B	Moderate Resource	Mesa West Bluffs Urban Plan	36 live/work units with ground floor commercial/ office workspaces and two stories above for residential.	The Sites Inventory includes 23 sites in the Mesa West Bluffs area. Site utilization ranges from 0-55% and majority of the uses include in warehouses and self storage units with large surface parking lots, light industrial related to auto repairs.
2095 Harbor Boulevard	1.53	32 units	40 du/ac	Built density = 20.9 du/ac 52% of maximum density	MG	10.6%	0.0	1981	Boat yard and industrial building	B	Moderate Resource	Mesa West Bluffs Urban Plan	32 live/work units with ground floor commercial/ office workspaces and two stories above for residential.	

[3] This project relied on the Mesa West Bluffs Urban Plan which regulated live/work development intensity through FAR rather than a maximum dwelling-unit-per-acre standard. Accordingly, utilization is measured against the applicable 1.0 FAR maximum.

Additional Redevelopment Information

In addition to the: 1) application of objective redevelopment criteria (including building age, site utilization, and improvement-to-land value ratios), 2) the analysis of existing uses based on development classifications, 3) field survey assessments conducted by City staff, 4) and the consideration of community input, 5) the City also conducted further qualitative and market-informed analysis to evaluate the realistic development potential of candidate sites included in the 2026 Housing Element Amendment. This analysis considered broader redevelopment trends within coastal and high-resource areas.

Overall trends and data indicated that many candidate sites are currently occupied by older building stock with limited reinvestment, lower-intensity commercial uses, or transitional uses that are increasingly considered underutilized relative to their location and zoning potential.

The analysis also found that broader geographic patterns, including entire blocks characterized by aging building stock and fragmented, low intensity uses. These areas are especially well-positioned for consolidation and redevelopment, particularly where parcel configurations allow for lot aggregation and more efficient site planning.

Location-specific factors further reinforce redevelopment potential. Many of the identified sites are located within designated High or Very High Resource Areas, where access to amenities, employment, and transit significantly increases market demand for housing. In these areas, the underlying land value is already substantial, and the introduction of higher allowable residential densities amplifies redevelopment feasibility.

As part of the 2026 amendment, the City evaluated the implications of proposed rezoning on land value and development viability. For example, along the Newport Boulevard corridor, allowable densities are proposed to increase from approximately 17 dwelling units per acre to 30 dwelling units per acre. This increase in development capacity is expected to substantially enhance land value, improving the financial feasibility of redevelopment projects and making residential uses more competitive relative to existing commercial uses. While precise value increases vary by site, the upzoning establishes a clear economic incentive for property owners to transition to higher-density residential or mixed-use development over time.

Housing Market Analysis

Recent market indicators continue to show strong housing demand and sustained affordability pressures in Costa Mesa and Orange County. According to the California Association of Realtors' April 2026 Sales and Price Report[4], the median sold price for an existing single-family home in Orange County was $1,470,000 in April 2026, up 3.7 percent from $1,417,450 in April 2025. This also represents an increase of approximately 31 percent from the $1,120,000 Orange County median home price cited in the prior 2021

[4] California Association of Realtors, "April Home Sales and Price Report," May 19, 2026, accessed May 20, 2026, https://www.car.org/aboutus/mediacenter/newsreleases/2026releases/april2026sales.

analysis. C.A.R. also reported that, statewide, the median time on market was 21 days and the statewide sales-price-to-list-price ratio was 100.0 percent, indicating continued competition for available homes.

Orange County market data similarly reflects continued demand. As of March 2026, Redfin[5] reported that Orange County homes sold for a median price of $1,260,000, up 4.9 percent year-over-year, with homes selling after a median of 36 days on the market. The countywide sale-to-list price ratio was 99.7 percent, and approximately 36.6 percent of homes sold above list price.

Current new-construction indicators also point to high-cost housing conditions. Realtor.com reported that new construction homes for sale in Costa Mesa had a median listing price of approximately $1,532,000 and spent an average of 48 days on the market, with only a limited number of new construction listings available. Together, these indicators demonstrate that Costa Mesa and the broader Orange County market remain high-cost, competitive housing markets, supporting the continued need for additional housing production and a broader range of housing opportunities.

G. Conclusion

The City concludes that it has applied a robust and evidence-based methodology to identify sites with a strong likelihood of redevelopment during the planning period, where existing uses will not pose a significant impediment to residential development. This conclusion is supported by a multi-layered analysis that incorporates development trends, local market conditions, and demonstrated redevelopment patterns.

The City first applied a set of objective criteria to evaluate candidate sites. These criteria included improvement-to-land value (ILV) ratios, building age, and the degree to which a site is currently utilized. Together, these metrics help identify underperforming or economically underutilized properties that are more likely to transition to higher-value residential or mixed-use projects. In addition, the City applied its development classification system, which categorizes existing uses based on their historical propensity to redevelop into housing. This system is grounded in local precedent and reflects uses that have demonstrably transitioned to residential development in prior planning cycles.

To further validate these findings, the City conducted field survey work to ground-truth site conditions and assess neighborhood-level trends. This on-the-ground analysis provided additional insight into factors such as property maintenance, vacancy characteristics, surrounding land uses, and broader market dynamics. The City also incorporated community input, which helped inform local context and identify areas experiencing change or redevelopment pressure.

The selected criteria and thresholds are directly supported by empirical evidence documented in **Table B-8** which summarizes recent residential development projects in the City. Notably, many of these projects redeveloped from sites with similar or even less favorable characteristics than those included in the current inventory. In this regard, the City's thresholds can be considered conservative.

[5] Redfin, "Orange County, CA Housing Market: House Prices & Trends," accessed May 20, 2026, https://www.redfin.com/county/332/CA/Orange-County/housing-market.

For sites that did not meet all objective criteria, the City provided additional justification, as documented in Table B-4. These sites are supported by supplemental information demonstrating their redevelopment potential, such as strong market indicators, strategic location, or alignment with specific plan areas. Furthermore, the examples included in Table B-5 illustrate that residential development has occurred on sites beyond the established thresholds, reinforcing the conclusion that the inventory is realistic and achievable.

Overall, the methodology ensures that the identified sites are both market-feasible and that the existing uses will not be an impediment to additional development.

3. Development of Small Site Parcels

The City of Costa Mesa has identified a total of 44 housing sites that are smaller than half an acre in size. Assembly Bill 1397 identifies general size requirements for candidate housing sites of greater than half an acre and less than 10 acres in size. The City has only identified sites smaller than half an acre which show the likelihood of redeveloping in conjunction with other parcels which collectively meet the half acre requirement. The likelihood of redevelopment was based primarily on common ownership amongst adjacent parcels which share a property line. In most instances, these parcels are currently developed as a single use and it is reasonable to anticipate that the collection of parcels will redevelop as one new development to maximize efficiency and design of the new use. Candidate sites less than half an acre in size represent a small portion of the City's overall RHNA need. A total of 45 parcels comprise the potential for 436 units, which is 3.71% percent of the City's total RHNA need.

2026 Housing Element Amendment: The potential candidate sites which are anticipated to be consolidated into a single development are identified within Table B-8.

The City has identified a total of 45 parcels that are less than 0.5 acres. Specifically, the 2026 Housing Element Amendment includes 39 new parcels that are smaller than 0.5 acres and collectively accommodate 148 lower-income units, 69 moderate-income units, and 219 above moderate-income units.

The inclusion of these smaller sites is supported by the same redevelopment criteria described in the sections above. These sites were not added based on parcel size alone; rather, they exhibit characteristics that support a reasonable likelihood of redevelopment during the planning period, including underutilized site conditions, existing low-intensity commercial or industrial uses, surface parking areas, location within adopted urban plan or mixed-use areas, proximity to similar redevelopment activity, and/or demonstrated property owner or developer interest.

In addition, 4 of the 45 parcels were added based directly on property owner requests to include the sites in the Housing Element inventory. Another 3 of the 45 parcels were added because they are associated with active development applications and/or have received land use entitlements. These factors provide additional evidence that the identified sites are realistic candidates for residential or mixed-use redevelopment during the planning period.

Some of the sites smaller than 0.5 acres are individual parcels that may be developed in coordination with adjacent parcels, shared parking areas, or larger development sites. Where applicable, the City has identified potential candidate sites that are anticipated to be consolidated or developed as part of a larger

project. Some of these sites are further detailed in **Table B-4**, which includes recent and anticipated development examples demonstrating redevelopment patterns on similarly situated sites.

A subset of the candidate sites that are smaller than 0.5 acres are shown in **Table B-4** below. **APN**	**Address**	**MUOD Sub-Area**	**Size (Ac)**	**Use Description**
42543103	1666 Superior Ave	19 West	0.29	These are all adjacent parcels in a contiguous block bounded by E 16th Street, Superior Avenue, E 17th Street, and Newport Blvd. All parcels within this block have been identified as candidate housing sites and total 4.70 acres. Sites 22 and 23 are owned by the same property owner. The existing uses are all car-related industrial uses which are single-story. As shown in **Table B-5**, the City worked with property owners of parcels along Industrial Way (Specifically 132, 134, and 140 Industrial Way, less than a quarter mile southwest of these identified parcels) to facilitate the development of residential uses on parcels previously occupied with the same types of uses as these three parcels (boat and auto repair uses). These parcels are located within the 19 West Urban Plan area and are permitted to develop in the same manner as the parcels along Industrial Way.
42543105	126 E 16th St	19 West	0.42	
42543106	126 E 16th St	19 West	0.35	
41817101	754 Saint Clair St	SoBECA	0.27	These parcels are occupied by warehouse and light industrial uses within the SoBECA Urban Plan area. The SoBECA Urban Plan focuses on residential as a mixed-use component and promoting the development of residential in addition to the existing commercial anchors in the Mall and the Camp. The City has established Program 3D to update the Urban Plans within the City to focus more heavily on residential uses at the identified densities. As identified in **Table B-5**, the City developed Baker Block on industrial parcels which previously occupied similar light industrial uses in a largely industrial corridor approximately one-third of a mile from the SoBECA area. These uses have similar historical context and assumptions have been tied to this project and others as examples of redeveloping these types of uses for residential within industrial areas.
41817102	752 Saint Clair St	SoBECA	0.26	
41820202	841 Baker St	SoBECA	0.33	
41820205	2969 Century Pl	SoBECA	0.09	
~~13931321~~	~~1590 Adams Ave~~	~~SoBECA~~	~~0.27~~	
14004183	N/A	North Costa Mesa	0.23	This parcel is part of the overall Home Ranch parcel described in the Large Site analysis in the following section. Home Ranch is currently a mostly vacant site within the North Costa Mesa Specific Plan area that has an existing

A subset of the candidate sites that are smaller than 0.5 acres are shown in **Table B-4** below. **APN**	Address	MUOD Sub-Area	Size (Ac)	Use Description
				development agreement and is currently planned for residential development. The City has actively worked with the property owner throughout the 6th Cycle Housing Element update process to identify an appropriate number of residential units to allocate towards the site. The property owner has indicated they intend to develop residential uses on the Home Ranch site and they are permitted to alter their development agreement or develop outside of it, meaning there are no unit caps in place. While this individual parcel is less than half an acre, it is in common ownership with the larger Home Ranch site which exceeds the half acre standard. This parcel is currently vacant.

Additionally, Policy LU-2.10 of the City of Costa Mesa's Land Use Element within the General Plan promotes lot consolidation of residential properties. While the sites identified in the table above are commercial in nature, the intent of the policy remains effective in consolidating smaller parcels towards the creation of a larger residential development.

Small Sites (Under 0.5 Acre) – Realistic Capacity and Lot Consolidation Analysis

Consistent with Government Code Section 65583.2, the City has evaluated whether sites under 0.5 acre included in the sites inventory are adequate to accommodate their assigned realistic capacity. The sites inventory includes 46 individual parcels under 0.5 acre, representing 436 units of realistic capacity. Of these, 44 parcels (406 units) rely on lot consolidation with one or more adjacent parcels, reflecting the pattern of small-lot assemblage that has occurred and continues to occur along the City's commercial corridors; these 44 parcels consolidate into 18 distinct development sites, summarized in the table below. The remaining 2 parcels (30 units) are evaluated on a standalone basis and are addressed following the summary table.

Lot consolidation is not a speculative assumption in Costa Mesa: an entitled project at 1711 and 1719 Pomona Avenue (Group I below) demonstrates this exact pattern, where two contiguous, commonly-owned parcels under 0.25 acre each were assembled into a single entitled live/work development. All 18 consolidation groups below are supported by site-specific notes in the sites inventory documenting parcel contiguity and consolidated acreage. For several groups, the consolidated development site also includes one or more additional parcels that individually exceed 0.5 acre; the table below shows both the small-

parcel subset (parcels under 0.5 acre only) and the full consolidated site (all parcels comprising the development), since the site's realistic capacity reflects the assembled parcels together, not the small parcels in isolation.

Table B-6: Small Parcels and Aggregated Sites								
Group	Consolidated Parcels (Address / APN)	Small Parcels Only (Under 0.5 Acre)			Full Consolidated Site (All Parcels)			Consolidation Information
		#	Acres	Total Units	#	Acres	Total Units	
A	1666 Superior Ave (APN 425-431-03); 126 E 16th St (APN 425-431-05); 126 E 16Th St (APN 425-431-06); 116 E 16th St (APN 425-431-04) – anchor parcel	3	1.06	**41**	4	1.80	**70**	Comprised of 3 parcels smaller than 0.5 acre and 1 parcel of 0.73 acre.
B	1491 Baker St, 754 Saint Clair St (APN 418-171-01); 752 Saint Clair St (APN 418-171-02)	2	0.53	**25**	3	1.80	**75**	Comprised of 2 parcels smaller than 0.5 acre and 1 parcel of 1.27 acre.
D	841 Baker St (APN 418-202-02); 841 Baker St (APN 418-202-03) – anchor parcel	1	0.33	**15**	2	0.93	**43**	Comprised of 1 parcel smaller than 0.5 acre and 1 parcel of 0.60 acre.
E	2969 Century Pl (APN 418-202-05); 2969 Century Pl (APN 418-202-06) – anchor parcel	1	0.09	**4**	2	0.76	**36**	Comprised of 1 parcel smaller than 0.5 acre and 1 parcel of 0.68 acre.
I	1711 Pomona Ave (APN 424-081-21); 1719 Pomona Ave (APN 424-081-22)	2	0.46	**8**	2	0.46	**8**	Comprised of 2 parcels, all smaller than 0.5 acre.
J	1525 W Macarthur Blvd (APN 415-041-04) – anchor parcel; 3581 Harbor Blvd (APN 415-041-08)	1	0.01	**1**	2	2.97	**213**	Comprised of 1 parcel smaller than 0.5 acre and 1 parcel of 2.95 acre.
K	751 Baker St (APN 418-161-02); 763 Baker Street (APN 418-161-01); 2991 Randolph Ave (APN 418-161-03); 2973 Randolph Ave (APN 418-161-04)	4	1.46	**69**	4	1.46	**69**	Comprised of 4 parcels, all smaller than 0.5 acre.
L	2966 Bristol St (APN 418-163-03); 2956 Bristol St (APN 418-163-04)	2	0.63	**29**	2	0.63	**29**	Comprised of 2 parcels, all smaller than 0.5 acre.

Table B-6: Small Parcels and Aggregated Sites								
Group	Consolidated Parcels (Address / APN)	Small Parcels Only (Under 0.5 Acre)			Full Consolidated Site (All Parcels)			Consolidation Information
		#	Acres	Total Units	#	Acres	Total Units	
M	2480 Harbor Blvd (APN 141-491-09) – anchor parcel; 2490 Harbor Blvd (APN 141-491-11) – anchor parcel; 2480 Harbor Blvd (APN 141-491-10)	1	0.19	**4**	3	2.71	**85**	Comprised of 1 parcel smaller than 0.5 acre and 2 parcels of 1.92 and 0.60 acres.
N	2931 Bristol St (APN 418-173-01); 2927 Bristol St (APN 418-173-02)	2	0.86	**41**	2	0.86	**41**	Comprised of 2 parcels, all smaller than 0.5 acre.
O	2049 Harbor Blvd (APN 422-091-14) – anchor parcel; 2048 Charle St (APN 422-091-16)	1	0.18	**7**	2	0.72	**28**	Comprised of 1 parcel smaller than 0.5 acre and 1 parcel of 0.54 acre.
P	2145 Placentia Ave (APN 422-454-23); 2139 Placentia Ave (APN 422-454-24); 2121 Placentia Ave (APN 422-454-26)	3	0.99	**39**	3	0.99	**39**	Comprised of 3 parcels, all smaller than 0.5 acre.
Q	1540 Superior Avenue (APN 425-351-06); 1550 Superior Ave (APN 425-351-05) – anchor parcel	1	0.44	**9**	2	1.27	**29**	Comprised of 1 parcel smaller than 0.5 acre and 1 parcel of 0.83 acre.
R	1950 Newport Blvd (APN 426-262-01); 1960 Newport Blvd (APN 426-262-02); 1974 Newport Blvd (APN 426-262-03); 1982 NEWPORT BLVD (APN 426-262-04); 1984 Newport Blvd (APN 426-262-05); 1996 Newport Blvd (APN 426-262-06); 1970 Newport Blvd (APN 426-262-13); 1960 Newport Blvd (APN 426-262-16)	8	2.09	**46**	8	2.09	**46**	Comprised of 8 parcels, all smaller than 0.5 acre.
S	2156 Newport Blvd (APN 426-121-13); 2134 Newport Blvd (APN 426-121-14); 2136 Newport Blvd (APN 426-121-15); 2138 Newport Blvd (APN 426-121-16)	4	0.92	**21**	4	0.92	**21**	Comprised of 4 parcels, all smaller than 0.5 acre.
T	2275 Newport Blvd (APN 419-111-15); 2211 Newport Blvd (APN	3	1.14	**25**	3	1.14	**25**	Comprised of 3 parcels, all smaller than 0.5 acre.

Table B-6: Small Parcels and Aggregated Sites								
Group	Consolidated Parcels (Address / APN)	Small Parcels Only (Under 0.5 Acre)			Full Consolidated Site (All Parcels)			Consolidation Information
		#	Acres	Total Units	#	Acres	Total Units	
	419-111-16); 2281 Newport Blvd (APN 419-112-02)							
U	2624 Newport Blvd (APN 439-071-05); 2620 Newport Blvd (APN 439-071-06)	2	0.91	**20**	2	0.91	**20**	Comprised of 2 parcels, all smaller than 0.5 acre.
V	1778 Newport Blvd (APN 425-443-18); 1770 Newport Blvd (APN 425-443-17) – anchor parcel; 1780 Newport Blvd (APN 425-443-19); 1784 Newport Blvd (APN 425-443-20)	3	0.14	**2**	4	1.26	**28**	Comprised of 3 parcels smaller than 0.5 acre and 1 parcel of 1.12 acre.
	Small Sites w/out Lot Consolidation							
N/A	3001 Bristol St (APN 418-131-10)	1	0.42	**20**	**N/A**			
	TOTAL	**45**	**12.90**	**436**	**54**	**23.69**	**905**	

3001 Bristol Street (APN 418-131-10) This 0.43-acre parcel is designated General Commercial (GC) in the General Plan and zoned C1, which allows residential density of 20 to 60 dwelling units per acre. The site's assigned realistic capacity of 20 units (8 lower, 4 moderate, 8 above moderate income) equates to approximately 46.7 dwelling units per acre – within the density range permitted by the existing zoning, without reliance on lot consolidation with an adjacent parcel.

The feasibility of new residential development on a parcel of this size is supported by comparable projects in Costa Mesa. A 6-unit development including 1 moderate-income unit, currently in the City's development review process on a 0.42-acre site – nearly identical in size to 3001 Bristol Street – is proposed at a density of 14.2 dwelling units per acre against a maximum allowed density of 12 dwelling units per acre. While that project's base zoning allows a lower maximum density than the C1 zoning applicable to 3001 Bristol Street, it demonstrates that parcels of comparable size in Costa Mesa are actively moving through the development review process at or above their maximum allowed density, supporting the feasibility of achieving higher-density residential development on a small site. The City has also approved live/work residential development on a similarly-sized underutilized site: the Urban Plan Screening Project at 1540 Superior Avenue (APN 425-351-06) redeveloped a 0.43-acre, vacant light industrial building into 9 live/work units, including 3 lower-income units.

The site is currently developed with a retail commercial center and surface parking lot at approximately 50 percent site utilization, consistent with the pattern of underutilized commercial parcels along the Bristol Street corridor that the City has identified for residential redevelopment in this planning cycle, including the consolidated sites at 2966/2956 Bristol Street (Group L) and 2931/2927 Bristol Street (Group N) in the immediate vicinity. The site's improvement-to-land value ratio of 0.48 indicates that existing improvements represent less than half the value of the underlying land, supporting the economic feasibility of redevelopment relative to the land's value. The site has existing infrastructure in place, is privately owned, and is listed as available; it was not relied upon in the prior Housing Element cycle.

2821 Bristol Street (APN 418-181-11) is a 0.43-acre vacant parcel currently used as a surface parking lot, located within the General Commercial (GC) General Plan designation and Commercial Limited (CL) zoning district, which allows residential density of 20 to 30 dwelling units per acre. Unlike the other 41 small parcels evaluated in this analysis, this site is not assumed to consolidate with an adjacent parcel and is evaluated on a standalone basis at its existing 0.43-acre lot size. The sites inventory notes that development interest for the site has been provided to the City in writing. Given the site's size and standalone development scenario, the City has revised its realistic capacity assumption for this site to reflect development at the moderate-income affordability level rather than lower-income.

4. Development of Large Site Parcels

The 2021-2029 sites inventory includes four sites that are larger than 10 acres. These sites exceed the AB1397 size requirement and require additional analysis. The following background and analysis relates to each site in the inventory that exceeds that inventory. The City has conducted meetings with each of these major property owners to determine their future interest in developing housing on the identified properties. These properties when developed pursuant to the densities included within this Housing Element would be subject to the City's inclusionary housing requirements which are in process and anticipated to be adopted per Program 2A. This supports the City's assumptions of affordability on the sites described below. The housing element also includes Program 3R which commits the City to take actions to promote the development of large parcels at the densities and affordability levels identified within the housing element. There are no unit caps within the City which would limit the number of units which can be developed on these sites. That is subject to the densities provided within the City's zoning code.

Fairview Developmental Center

The Fairview Developmental Center (FDC) is a State-owned property that is approximately 109 acres in size and located on Harbor Boulevard within Costa Mesa. The FDC served as one of the largest residential facilities for developmentally disabled persons in the State of California, and a closure plan was issued in April 2016 with the facility officially concluding its operations in December of 2025. The FDC was previously identified in the City's 5th cycle Housing Element (2013-2021) and the City has continued discussions with the State to determine the potential residential yield of the area taking into consideration the existing uses.

Senate Bill 188 (2022) allocated $3.5 million of State funds to the City to develop a specific plan for the FDC site, and to manage the land use planning process integrated with a disposition process for the property, to be carried out by the California Department of General Services (DGS). The disposition of the property shall provide for affordable housing to the greatest extent feasible and shall be upon terms and conditions the director of DGS deems to be in the best interests of the State. The intent of the legislature is that the FDC property be utilized for a mixed-use development, including mixed-income housing. The development

would include and prioritize affordable housing, including at least 200 units of permanent supportive housing, and open space.

The City issues a request for proposals and selected a consultant in 2022 to manage the community engagement process and prepare the specific plan, the Environmental Impact Report (EIR) including its associated technical studies, market and financial feasibility analyses, and coordinate with the City and State regarding the specific plan. Community engagement was conducted throughout 2023 and 2024, which informed alternative land use plans for consideration. The Planning Commission recommended, and the City Council approved a preferred land use plan for environmental study purposes and inclusion in the specific plan in August and October of 2025. The public draft specific plan was released for 30-day public comment in March 2026, and the public draft EIR was made available for public comment beginning May 14, 2026, through July 1, 2026.

The City has established **Program 3B** to work with the State of California to establish the FDC area as a mixed-use and mixed-income community that prioritizes housing and promotes development at the densities and affordability levels identified within this housing element through creation of a specific plan that includes objective development standards, affordability requirements and development incentives. The City's 6th Cycle analysis includes an assumption of 2,300 dwelling units broken down into the very low, low, moderate, and above moderate-income categories. The State opened their application portal in January 2026 for interested developers to submit proposals and be considered for selection as a master developer of the FDC site. As stated in **Program 3B**, the City anticipates Specific Plan adoption in summer/fall 2026 and the specific plan includes a maximum residential unit capacity up to 4,000 units.

Sakioka Lot 2

Sakioka Lot 2 is a 30.93-acre site located north of the 405 Freeway with General Plan Land Use designation that allows up to 660 residential units, 863,000 Square feet of office or retail use and a Floor Area Ratio of 1.0. The property is also located in the North Costa Mesa Specific Plan or up to 90 du/ac under and the newly amended Mixed-Use Overlay District (MUOD)

The site is currently under a development agreement (DA) that was recently extended for ten years until May of 2031. The City has had continued discussions with the property owners who have indicated there is the potential for future housing development on the site in strategic areas. This development would occur pursuant to the new densities identified within the Housing Element, which may lead to the development of more units than currently established under the DA. The property owner and City could potentially amend the current DA or the property owner may develop outside of the DA but under the zoning requirements of the North Costa Mesa Specific Plan in order to achieve more than 660 residential units in the future. Therefore, the existing DA does not present a cap or restriction on the future number of potential units on the Sakioka Lot 2 parcel. Furthermore, there are not affordability caps within the current DA which would limit the number of units which may be affordable. The City's 6th Cycle analysis includes an assumption of 1,200 dwelling units broken down into the very low, low, moderate, and above moderate-income categories. The property owner has expressed interest in communications with the City in developing for residential uses within the 8-year planning cycle. Continued coordination with the property owner indicates sustained interest in pursuing redevelopment, including residential uses, and reflects strong market interest in repositioning the site over the planning period.

Former Restaurant and Parking Lot

Pacific Arts Plaza is an approximately 18.3-acre site located within the South Coast Plaza Town Center. The site is currently developed with a mix of office buildings and restaurant uses and is designated Cultural Arts Center (CAC) by the General Plan and has a zoning designation of Town Center (TC). The property is also located in the North Costa Mesa Specific Plan. Portions of the site are under a Development Agreement. The existing development approvals referenced in the original Development Agreement that allows for a maximum Floor Area Ratio (FAR) of 1.55 and maximum building square footage of 1,227,978. The Development Agreement has expired as of August of 2023.

While the full 18-acre site could theoretically accommodate up to 1,620 dwelling units based on maximum densities of 90 dwelling units per acre, the City has taken a more targeted and conservative approach in estimating realistic capacity. Residential development is only assumed on a limited portion of the site, specifically the area occupied by a closed restaurant and associated surface parking lot. This portion of the site is largely underutilized and presents the most immediate opportunity for redevelopment.

Consistent with this approach, the City has assumed a total capacity of 535 dwelling units for the site. This assumption reflects the portion of the property that is currently vacant or underutilized, rather than the entirety of the developed site, which continues to support active office and commercial uses. The City's estimate is further supported by ongoing discussions with the property owner, who has indicated potential interest in introducing residential uses in strategic areas of the site for redevelopment during the planning period.

One Metro West (1683 Sunflower Avenue)[6]

One Metro West is an approved mixed-use multifamily redevelopment project located on a 15.23-acre site at 1683 Sunflower Avenue. The site is currently developed with office, warehouse, and manufacturing uses within an approximately 345,000-square-foot, one-story industrial building, demonstrating the redevelopment of an existing nonvacant, lower-intensity industrial/commercial site into high-density residential and mixed-use development. The approved project includes up to 957 apartment units, 6,000 square feet of ground-floor retail space, a 25,000-square-foot office building, 1.5 acres of publicly accessible open space, and related off-site improvements along Sunflower Avenue, including new bicycle lanes and landscaped medians. The project also includes a Development Agreement that provides public benefits, including 106 affordable units, consisting of 67 very low-income units and 39 low-income units, which are required to remain affordable for at least 40 years.

The City Council initially approved the project entitlements in 2021, including certification of the Final Environmental Impact Report, approval of the General Plan Amendment, Master Plan, Tentative Tract Map, Development Agreement, Rezone, and Specific Plan. The General Plan Amendment changed the land use designation from Industrial Park to High Density Residential, establishing a site-specific maximum density of 80 dwelling units per acre and a maximum of 1,057 units. The Rezone changed the zoning from Industrial Park to Planned Development Residential – High Density, and the Specific Plan establishes site-specific

[6] City of Costa Mesa. "One Metro West." *City of Costa Mesa*, Economic and Development Services Department, Planning Division. Accessed May 20, 2026. https://www.costamesaca.gov/government/departments-and-divisions/economic-and-development-services/planning/one-metro-west.

development standards, design guidelines, zoning regulations, infrastructure systems, and implementation requirements for future project implementation.

At the time of the 2021 approval, the project remained subject to voter approval under Measure Y because the project involved major land use changes, including a General Plan Amendment, Rezone, Specific Plan, and more than 40 residential units. As a result, the 2021 ordinances were conditioned to become effective only after approval by the electorate. However, in November 2022, Costa Mesa voters approved Measure K, which amended Article 22 of the Costa Mesa Zoning Code to allow housing development in specified commercial and industrial areas without a separate electorate vote. The One Metro West site is located within the Measure K boundaries and therefore no longer requires voter approval.

In 2024, the applicant returned to the City to update the project approvals to reflect the Measure K changes and eliminate the prior Measure Y voter approval condition. On June 18, 2024, the City Council adopted Ordinance No. 2024-05 approving the amended Development Agreement, Ordinance No. 2024-06 approving the Rezone, and Ordinance No. 2024-07 approving the Specific Plan. These ordinances made the project approvals effective without a subsequent electorate vote. The 2024 amendments did not modify the approved development plans; instead, they clarified the effective date of the approvals and modified the timing of certain development impact fee and community benefit payments to assist with project implementation.

For Housing Element purposes, One Metro West provides strong evidence that nonvacant, underutilized commercial/industrial sites larger than 10 acres can realistically redevelop with high-density multifamily housing during the planning period. The project has progressed beyond conceptual interest: it has certified environmental review, approved land use entitlements, adopted implementing ordinances, an effective zoning designation allowing high-density multifamily residential development, a project-specific Specific Plan, a Development Agreement, and committed affordable housing units. The project's continued advancement also supports the City's reliance on similar nonvacant sites where zoning, site size, redevelopment patterns, and market conditions support multifamily or mixed-use residential development.

Site	Lower Income	Moderate Income	Above Moderate Income	Total Units
Fairview Developmental Center	920	690	690	2,300
Sakioka Lot 2	360	240	600	1,200
Pacific Arts Plaza and Town Center	104	69	176	349
One Metro West	106	0	851	957
Total Potential Capacity - Large Sites	**1,490**	**999**	**2,317**	**4,806**

5. Accessory Dwelling Units

Accessory dwelling units, or ADUs, are housing units which may be developed in addition to an existing single- or multi-family residential use. These housing units can be free-standing or attached to a primary structure and are intended to provide additional housing on an existing residential lot. Often ADUs provide housing for family members or are rented to members of the community.

In the 2021 Housing Element, the City relied on ADU production projections to support RHNA capacity, estimating approximately **391 ADUs over the 2021–2029 planning period** (or about **50 units annually**). These projections were based on observed increases in ADU activity between 2018 and 2021, as well as the anticipated continued impact of recent State legislation and local incentives promoting ADU development.

As part of this amendment, rather than relying on only projected ADU production, the City is crediting RHNA progress based on actual units reported through the City's Annual Progress Reports (APRs), reflecting permits issued and units completed. The majority of RHNA credit reported through this method consists of ADUs.

However, to provide context on performance and trends, the City has updated this analysis to compare projected assumptions with actual ADU activity during the 6th Cycle planning period (2021–2025)**Table B-7** compares the City's original ADU production assumptions from the 2021 Housing Element with actual permitting and completion activity during the 6th Cycle planning period to date.

Table B-7: ADU Projection vs. Actual Production (2021–2025)

Reporting Year	Projected ADUs (2021 HE)	Actual Permitted	Actual Completed
2021	50	43	9
2022	50	69	14
2023	50	81	28
2024	50	92	66
2025	50	89	73
Totals (2021-2025)	250	374	190

Source: California Department of Housing and Community Development. "Annual Progress Reports — Data Dashboard and Downloads." Accessed May 20, 2026. https://www.hcd.ca.gov/housing-open-data-tools/apr-dashboard

Over the first five years of the planning period (2021-2025), the City permitted a total of **374 ADUs**, significantly exceeding the original annual projection of 50 units per year. This demonstrates that actual ADU production has outpaced initial expectations, particularly in later years as market familiarity, streamlined regulations, and local incentives have taken effect. Completed units have also increased steadily over time, reflecting a lag between permitting and construction but confirming sustained delivery.

Consistent with State law, ADUs continue to be permitted in all zones that allow residential uses residential zones. The City has supported ADU production through flexible local development standards, including reduced parking requirements and allowances for larger unit sizes compared to State minimums.

Overall, while the City no longer relies on ADU projections for RHNA compliance, actual RHNA credit based on building permits and certificates of occupancy reported through the City's APR demonstrate that ADUs remain a meaningful and growing component of the City's housing supply. These outcomes validate the assumptions made in 2021 and reflect the effectiveness of both State legislation and local implementation efforts in facilitating ADU development.

To assist in furthering the recognition and understanding of ADUs potential within Costa Mesa and reach the City's ADU development projections, Costa Mesa included **Program 3E**, which identified actions the City will take to promote and incentivize the development of ADUs during the planning period. The following summarizes the progress the City has made in implementing the program:

- In 2025, the City updated the ADU ordinance to be consistent with changes to State law.
- In 2023, the City launched a new permitting and land management system known as the Totally Electronic Self Service Application (TESSA) to facilitate application processing and help monitor ADU trends and affordability levels.
- Established an ADU webpage to serve as a local clearinghouse of ADU information.
- Posted California Housing Finance Agency ADU Grant Program and Orange County Housing Finance Trust Subsidized ADU Loan Program information on the City's ADU webpage.
- Invited architects and engineers to submit ADU plans for a Pre-Approved ADU Program.
- Staff continues to research potential funding sources for affordable ADUs and make new information publicly available to Costa Mesans.

6. Water, Sewer, and Dry Utility Availability

All sites, including the additional sites identified as part of the 2026 amendment, were evaluated to ensure there is adequate access to water and sewer connections as well as dry utilities. Each site is situated with a direct connection to a public street that has the appropriate water and sewer mains and other infrastructure to service the candidate site. The City has sufficient total water and sewer capacity (existing and planned) to accommodate the 2021-2029 regional housing need. The City plans for future housing growth through the Mesa Water District Urban Water Management Plan (UWMP). This was most recently updated in 2020. Future sewer capacity is planned for through the Costa Mesa Sanitary District Sewer System Management Plan (SSMP), which was most recently amended and recertified by the Board of Directors in 2025.

B. Calculation of Unit Capacity

This section contains a description of the candidate sites identified to meet Costa Mesa's RHNA need at all income levels. The full list of these sites is presented in **Table B-8**.

7. Realistic Capacity and Affordability Calculations

Costa Mesa's 2021-2029 Housing Element sites analysis assumes that each identified candidate housing site will develop with at a range of income levels. Primarily, it is assumed that sites identified within **Table B-8** will redevelop with the following affordability characteristics:

- 40% of units available to residents in the low and very low-income categories

- 20% of units available to residents in the moderate-income category
- 40% of units available to residents in the above moderate-income category

Costa Mesa recognizes that not all sites within the inventory will develop such that they meet these affordability assumptions and has included a 30% buffer on the total number of units to assist in accommodating potential differences in future housing development. This buffer is to accommodate the potential that sites may develop for 100% nonresidential uses, however recent development within Costa Mesa has indicated that is unlikely. Additionally, all housing element sites have been rezoned pursuant to meet the performance standards required as part of Government code section 65583.2, subsection (h)(1)(B) requiring that 100 percent residential uses are permitted on all housing element sites and that mixed-use projects must be provide at least 50 percent of the total floor area as residential uses. As such, 100 percent nonresidential development is not allowed on the sites identified for the housing element.

The City has a record of approving residential and mixed-use development on previously non-residential sites. The following developments have all occurred recently within the City's urban plans, specific plans, overlays, or on non-residentially zoned sites. Many of these are described in more detail in **Table B-4**.

- **2277 Harbor Blvd** – Previous motel use that underwent a rezone from C1 to PDR-HD and developed as a fully residential project with 200 apartment units.
- **671 W 17th Street** – Previous industrial brownfield site in the Mesa West Bluff Urban Plan which developed as a fully residential project with 177 live/work units.
- **1620 and 1644 Whittier Avenue** – Previous industrial use in the Mesa West Bluff Urban Plan which developed as a fully residential project with 89 live/work units.
- **1500 Mesa Verde East Drive** – Commercially zoned parcel along Harbor Boulevard which developed as a fully residential project with 215 senior apartments.
- **Brickyard East and West** – Previous industrial warehouse uses along Placentia Avenue which developed as a fully residential project with 29 townhouse units.

To account for site-specific development considerations and avoid assuming development at theoretical maximum buildout, the sites inventory applies a realistic capacity factor of 80 percent of maximum allowable residential density. Recent development trends in Costa Mesa demonstrate that this assumption is reasonable and achievable. As shown in the project reference table, recently constructed, entitled, and proposed residential projects have developed across a range of densities, with numerous projects achieving or exceeding 80 percent of the maximum allowable density or development intensity. Examples include 125 Baker Street, which was constructed at approximately 99 percent of maximum density; 1957 Newport Boulevard, constructed at approximately 100 percent; The Plant, proposed at approximately 111 percent; and the Senior Center affordable housing project, proposed at approximately 91 percent of the applicable density benchmark. For certain live/work projects within the 19 West and Mesa West Bluffs Urban Plan areas, residential development intensity was regulated through FAR rather than a maximum dwelling-unit-per-acre standard. For these projects, the analysis compares the approved or built FAR to the applicable maximum FAR. These examples similarly demonstrate development approaching maximum allowable intensity, including 1620–1644 Whittier Avenue at approximately 87 percent and 2025 Placentia Avenue at approximately 92 percent of maximum FAR.

The examples also include projects providing lower-income housing. The Senior Center project proposes 70 lower-income senior units at approximately 91 percent of the maximum allowable density, while Costa

Mesa Village provides 96 lower-income units at approximately 101 percent of maximum density. These examples demonstrate that development approaching or exceeding the 80 percent capacity assumption is achievable for both market-rate and affordable housing projects.

While individual projects may develop below 80 percent based on project-specific circumstances, the range of recent development demonstrates that densities approaching maximum allowable capacity are regularly achieved in Costa Mesa. Accordingly, application of an 80 percent realistic capacity factor appropriately accounts for project-level variability while remaining consistent with demonstrated local development trends.

Consistent with local housing market trends data presented earlier in this appendices, the City of Costa Mesa is seeing an increase in residential development and rarely receives requests for fully non-residential uses in the area identified within the candidate housing sites analysis.

The City has established goals and programs within the Housing Element aimed at identifying funding opportunities and partnering with the development community to increase the amount of affordable housing built in future developments. If the City is able to identify partnerships leading to fully affordable projects, that would also help to cover any potential shortfall in capacity in any of the four income categories. The City of Costa Mesa recognizes that should a "No Net Loss" situation occur, they will be required to identify additional sites and has analyzed additional potential housing sites within the Housing Element's environmental clearance document.

There are several candidate housing sites in which the affordability assumptions differ from those presented above. Those sites include:

- Costa Mesa Senior Housing Project (APN 424-211-01). This site is owned by the City of Costa Mesa who has had previous discussions with a developer on a fully affordable project on this site. This site assumes 70 units which are all affordable at the lower income levels.
- Fairview Developmental Center. This site is analyzed previously in the large site analysis portion of this appendices. This site is owned by the State of California and the City anticipates working in collaboration with the State to support the goal of developing affordable housing. The City has assumed that approximately 40% of the units on this site will be available to residents at the lower income levels, while 30% will be available to residents at the moderate-income levels. The remaining units are anticipated to be market-rate.
- Sakioka Lot 2. The City has conducted outreach meetings with this property owner and determined that it is realistic to assume that 15% of future units on this site may be available to residents at the lower income levels. This site has an existing development agreement.
- Pacific Arts Plaza and Town Center. The City has conducted outreach meetings with this property owner and determined that it is realistic to assume that 15% of future units on this site may be available to residents at the low and very-low income levels. This site has an existing development agreement.

8. Specific Plan and Overlays

At the time the 6th Cycle Housing Element was originally adopted, Costa Mesa implemented zoning regulations through a combination of base zones, overlay zones, urban plans, and specific plans. Urban plans were adopted as standalone documents outside the Zoning Code that provided supplemental development standards. The Mesa West Residential Ownership Urban Plan, 19 West Urban Plan, Mesa

West Bluffs Urban Plan, and SoBECA Urban Plan, along with the Harbor Mixed-Use Overlay, established additional regulations applicable to specific areas of the City in addition to base zones and specific plans, resulting in a complex regulatory framework.

The City approved the rezone and application of Mixed-Use Overlay District on Housing Element Sites in April 2026. As identified in **Programs 3B and 3C**, of the Housing Plan **(Chapter 4)**, the City proposes to rescind the urban plans, and established objective development standards for those sites through amending the Mixed-Use Overlay District and other parts of the Zoning Code. Additionally, the City modified relevant existing Specific Plans, to accommodate the RHNA. The densities identified in **Table B-8** reflect the revisions made to these areas to permit residential development at a higher densities. As of April 2026, the City has rezoned all sites identified in the housing element consistent Government Code § [65583 and 65583.2 (c)].

In an effort to implement both the required rezoning of Housing Element sites, facilitate housing development, and simplify the City's zoning framework, the City Council took the following actions on April 7, 2026:

- Rezoned all Housing Element sites, except the Fairview Developmental Center, by applying the MUOD, specifically amended to the MUOD (as Article 11 of Chapter V of Title 13 of the Costa Mesa Municipal Code) to apply specific Housing Element site provisions regarding permitted uses, minimum residential densities, increased maximum building heights, decreased setbacks, flexible open space standards, no minimum parking requirements, and ministerial review and approval. On Housing Element properties that are also within a specific plan, such that the provisions of the MUOD that allow a greater number of residential units shall supersede and prevail over any conflicting provisions of the site's base zone, specific plan, and any other applicable zoning provision.
- Amended other sections of the Zoning Code to encourage and facilitate residential development and redevelopment, such as reducing multifamily parking minimums, removing the requirement for additional parking for bedroom additions, establishing a streamlined development review process, and permitting transitional, supportive, and employee housing in the community.
- Amended the North Costa Mesa Specific Plan to reflect the application of the MUOD, with the specific provisions mentioned above, to Housing Element sites within the specific plan area.

Table B-8: Sites to Accommodate Costa Mesa 2021-2029 RHNA																					
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Unique ID	APN	Address	Zip Code	Consolidated Sites	General Plan Land Use Designation	Zoning Designation	Overlay or Specific Plan Designation	MUOD Sub-Area	Min. Density Allowed (units/ acre)	Max. Density Allowed (units/ acre)	Parcel Size (acres)	Existing Use/ Vacancy	Lower-Income Capacity	Moderate-Income Capacity	Above Moderate-Income Capacity	Total Capacity	Development Classification	% Occupied	ILV	Existing Uses Detail	Ownership (Consolidated Sites)	Identified in prior planning periods[7]
1	139-031-62	1683 Sunflower	92626		IP	MP	MUOD	North Costa Mesa	20	90	15.74	Industrial	106	0	851	957	A	66%	0.620	Entitled project - One Metro West		N
2	139-031-71	1503 S Coast Dr	92626		GC	CL	MUOD	North Costa Mesa	20	90	2.95	Commercial	84	42	86	212	A	29%	0.094	Office/medical office building with surface parking lot.		N
3	139-031-75	1507 S Coast Dr	92626		GC	CL	MUOD	North Costa Mesa	20	90	0.97	Commercial	27	13	29	69	A	22%	0.341	Restaurant with large parking lot.		N
4	139-031-76	1515 S Coast Dr	92626		GC	CL	MUOD	North Costa Mesa	20	90	2.47	Hotel/motel	70	35	72	177	D	35%	0.189	Property includes lodging and surface parking.		N
5	139-652-01	1685 Scenic Ave	92626		IP	MP	MUOD	North Costa Mesa	20	90	1.45	Industrial	41	20	43	104	A	59%	0.696	Industrial / light industrial with a surface parking lot.		N
6	139-652-02	3560 Cadillac Ave	92626		IP	MP	MUOD	North Costa Mesa	20	90	2.13	Industrial	61	30	62	153	A	61%	0.616	Industrial/light industrial with a surface parking lot. Existing industrial/manufacturing and distribution site developed at approximately 61% of allowable intensity, leaving approximately 39% of development capacity unused. The site has an ILV of approximately 0.62 and is located near the One Metro West project, where a former industrial site is approved for redevelopment with up to 1,057 residential units, demonstrating an ongoing transition toward higher-intensity residential and mixed-use		N

[7] *Pursuant to Government Code section 65583.2(c), Housing Element sites used to accommodate the lower-income RHNA that were identified in previous planning periods (nonvacant sites identified in a prior planning period and vacant sites identified in two or more consecutive planning periods) is allowed as a residential use by right for developments in which at least 20 percent of the units are affordable to lower-income households. Sites denoted with a "Y" are subject to this requirement.*

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																				development in the surrounding area.		
7	139-652-07	1675 Toronto Way	92626		IP	MP	MUOD	North Costa Mesa	20	90	1.50	Industrial	43	21	44	108	A	47%	0.423	Industrial/light industrial with a surface parking lot.		N
8	139-652-11	1700 Sunflower	92626		IP	MP	MUOD	North Costa Mesa	20	90	2.51	Industrial	72	36	72	180	A	50%	0.194	Industrial / manufacturing-showroom/wareho use use with surface parking lot.		N
9	139-652-12	1670 Sunflower Ave	92626		IP	MP	MUOD	North Costa Mesa	20	90	2.39	Industrial	68	34	70	172	A	55%	0.286	Existing uses include warehouse, showroom, and light manufacturing uses with a surface parking lot.		N
10	140-041-59	3363 Via Merano	92626		UCC	PDC	North Costa Mesa Specific Plan/MUOD	North Costa Mesa	20	90	9.70	Parking	279	139	280	698	C	0%	0.096	Parking lot		N
11	141-221-40	1085 Baker St	92626		GC	C2	MUOD	N/A	20	60	0.86	Commercial	16	8	17	41	A	42%	0.278	Commercial use with a drive-thru window and surface parking lot		N
12	424-202-02	719 W 19th St	92627		G	C1	MUOD	19 West	20	50	1.29	Commercial	15	10	26	51	C	18%		Small commercial uses in a strip mall center. Approximately half of the parcel is surface parking and property abuts a major transportation corridor (19th Street). Shopping Center shows no recent sign of renovation.		Y
13	424-202-03	707 W 19th St	92627		G	C1	MUOD	19 West	20	50	2.00	Commercial	23	15	41	79	C	19%		Existing single-use grocery store with large surface parking lot. Potential to redevelop for mixed-use adjacent to major transportation corridor (19th Street).		Y
14	424-211-01	695 W 19th St	92627		G	C1	MUOD	19 West	20	50	2.66	Commercial	70	0	0	70	B	11%		Approved lower-income Senior		Y

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																				Center Housing project in the parking lot (the Senior Center would remain).		
15								NOT USED														
16	424-281-20	1710 Pomona Ave	92627		LI	MG	MUOD	19 West	20	50	1.08	Industrial	12	8	23	43	B	30%		Existing self-storage facility in close proximity to new residential uses and major transportation corridor (17th Street).		Y
17	424-281-21	670 W 17th St	92627		LI	MG	MUOD	19 West	20	50	1.06	Industrial	12	8	22	42	A	21%		Existing 2-story office and commercial uses in close proximity to new residential uses and major transportation corridor (17th Street).		Y
18	424-281-22	660 W 17th St	92627		LI	MG	MUOD	19 West	20	50	2.22	Industrial	26	17	45	88	B	30%	1.520	Existing self-storage facility and light industrial/commercial use in close proximity to new residential uses and major transportation corridor (17th Street).		Y
19	425-431-02	1680 Superior Ave	92627		G	CL	MUOD	19 West	20	50	2.11	Commercial	25	16	43	84	D	22%		Existing hotel use with large surface parking lot. Property is directly adjacent to Newport Boulevard and next to new multi-family development.		Y
20	425-431-03	1666 Superior Ave	92627	A	LI	MG	MUOD	19 West	20	50	0.29	Industrial	3	2	6	11	B	23%		Lot consolidation info: This site is comprised of 4 parcels equating 1.7 acres and are contiguous. Collection of existing warehouse and industrial uses	SCHWARTZ PAUL D 2007 TR	Y

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																				adjacent to new multi-family development. The Housing Element anticipates this property may be redeveloped with adjacent uses as indicated in this table.		
21	425-431-04	116 E 16th St	92627	A	LI	MG	MUOD	19 West	20	50	0.73	Industrial	8	5	16	29	B	35%		Lot consolidation info: This site is comprised of 4 parcels equating 1.7 acres and are contiguous. Collection of existing warehouse and industrial uses adjacent to new multi-family development. The Housing Element anticipates this property may be redeveloped with adjacent uses as indicated in this table.	SHEEHAN MICHAEL W TR	Y
22	425-431-05	126 E 16th St	92627	A	LI	MG	MUOD	19 West	20	50	0.42	Industrial	4	3	9	16	B	48%		Lot consolidation info: This site is comprised of 4 parcels equating 1.7 acres and are contiguous. A vehicle repair facility developed with older and randomly located structures. The Housing Element anticipates this property may be redeveloped with adjacent uses as indicated in this table. The existing collection of vehicular repair and vehicle storage buildings are	126 PROPERTIES LLC	Y

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																				located across 16th Street from approximately 60 affordable modular/mobile home residential units and also located in close proximity to more than one-hundred multi-story residential loft units located on 17th Street.		
23	425-431-06	126 E 16Th St	92627	A	G	C1	MUOD	19 West	20	50	0.35	Commercial	4	2	8	14	B	27%		Lot consolidation info: This site is comprised of 4 parcels equating 1.7 acres and are contiguous. Collection of existing warehouse and industrial uses adjacent to new multi-family development. The Housing Element anticipates this property may be redeveloped with adjacent uses as indicated in this table.	126 PROPERTIES LLC	Y
24	425-431-07	1601 Newport Blvd	92627		G	C1	MUOD	19 West	20	50	0.79	Commercial	9	6	16	31	B	22%		Collection of existing warehouse and industrial uses adjacent to new multi-family development. The Housing Element anticipates this property may be redeveloped with adjacent uses as indicated in this table.		Y
25	141-221-41	2990 Grace Ln	92626		LI	MG	MUOD	SoBECA	20	60	0.81	Industrial	15	7	16	38	A	60%	0.341	Freestanding industrial/ light industrial building with a surface parking lot.		N

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26	141-221-49	1139 Baker St	92626		LI	MG	MUOD	SoBECA	20	60	2.72	Industrial	52	26	52	130	A	53%	0.388	The site is developed for light industrial use, supporting manufacturing, fabrication, and industrial service functions.		N
27	141-312-21	2729 Bristol St	92626		GC	CL	MUOD	SoBECA	20	60	0.95	Commercial	18	9	18	45	A	35%	0.465	Developmentinterest provided in writing. Two-story office/medical building of about 18,133 square feet. The site is currently configured as a flex office/medical office building and surface parking lot.The parcel is located in a dense commercial corridor near SR-73and the I-405		N
28	141-421-23	2507 Carnegie Ave	92626		NC	C1	MUOD	Harbor Blvd	20	50	1.67	Commercial	26	13	27	66	C	28%	0.437	Surface parking lot.		N
29	141-491-09	2480 Harbor Blvd	92626	M	GC	C1	MUOD	Harbor Blvd	20	30	1.92	Commercial	26	13	28	67	C	0%	1.290	Lot consolidation info: This site includes 3 parcels, all contiguous with each other, all under common ownership. Developer interest - 2.7 acres/67 units for sale - Commercial / automotive facility. The larger 2480–2490 Harbor Blvd site is listed as a retail/auto dealership property with existing automotive improvements, service bays, offices, yard area, and C-1 zoning.	EDEN BAY PROPERTIES LLC	N

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30	141-491-10	2480 Harbor Blvd	92626	M	GC	C1	MUOD	Harbor Blvd	20	30	0.19	Commercial	1	0	3	4	C	0%	0.123	Lot consolidation info: This site includes 3 parcels, all contiguous with each other, all under common ownership. Developer interest - proposing lot consolidation for 2.7 acres/67 units for sale Developed with a vacant commercial retail (auto sales) building and surface parking lot.	EDEN BAY PROPERTIES LLC	N
31	141-491-11	2490 Harbor Blvd	92626	M	GC	CL	MUOD	Harbor Blvd	20	30	0.60	Commercial	5	2	7	14	C	0%	0.037	Lot consolidation info: This site includes 3 parcels, all contiguous with each other, all under common ownership. Developer interest - 2.7 acres/67 units for sale, Corner lot on the corner of Harbor Blvd and Fair Dr. Developed with a vacant commercial retail (auto sales) building and surface parking lot	EDEN BAY PROPERTIES LLC	N
32	141-521-49	3150 Bear Street	92626		GC	AP	MUOD	SoBECA	20	30	6.13	Commercial	60	45	46	151	A	0%	0.000	Entitled Project - Meritage Homes . Large office/specialty campus; former broadcasting facility.		N
33	415-041-01	1571 W Macarthur Blvd	92626		IP	MP	MUOD	North Costa Mesa	20	90	3.31	Industrial	95	47	96	238	A	57%	0.621	Industrial / warehouse-flex use. Parcel includes a large surface parking lot.		N
34	415-041-02	1561 W Macarthur Blvd	92626		IP	MP	MUOD	North Costa Mesa	20	90	1.52	Industrial	43	21	45	109	A	54%	0.801	Industrial / warehouse-flex use; also associated with exotic auto		N

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																				sales/showroom activity. The rectangular lot includes an industrial / warehouse / light industrial building with associated surface parking.		
35	415-041-03	1545 W Macarthur Blvd	92626		IP	MP	MUOD	North Costa Mesa	20	90	1.78	Industrial	51	25	52	128	A	55%	0.456	Property includes an low-rise, industrial/office flex building with a surface parking lot.		N
36	415-041-04	1525 W Macarthur Blvd	92626	J	IP	MP	MUOD	North Costa Mesa	20	90	2.95	Industrial	84	42	86	212	A	55%	0.406	Lot consolidation info: this site contains two parcels, one parcel that is 2.9 acres and one parcel that is 0.014. These two parcels are contiguous, making up the greater site. .. The site contains two multi-tenant industrial/commercial buildings with associated surface parking around the buildings.	MAC ARTHUR BUSINESS PARK LLC	N
47	415-041-08	3581 Harbor Blvd	92626	J	IP	MP	MUOD	North Costa Mesa	20	90	0.01	Industrial	0	0	1	1	A	0%	0.990	Lot consolidation info: this site contains two parcels, one parcel that is 2.9 acres and one that is 0.014. These two parcels are contiguous, making up the greater site. A small triangular parcel that is part of a larger development and assumed to be consolidated.	COUNTY SANITATION	N
37	415-041-06	3597 Harbor Blvd	92626		IP	CL	MUOD	Harbor Blvd	20	90	0.77	Hotel/motel	22	11	22	55	D	47%	0.990	Hotel/motel. Building is currently occupied by a three-story motel. Site includes		N

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																				wrapped surface parking..		
38	419-111-16	2211 Newport Blvd	92627	T	GC	C2	MUOD	Newport Blvd	20	30	0.36	Commercial	3	1	4	8	c	7%	0.164	The site is comprised of 3 parcels equating 1.1 acres that are contiguous. Existing uses include boat repair and surface parking.	FRANK THOMAS E THE FRANK FAMILY TRUST	N
56	419-111-15	2275 Newport Blvd	92627	T	GC	C2	MUOD	Harbor Blvd	20	30	0.49	Commercial	4	2	5	11	C	18%	0.700	Commercial use; cannabis retail storefront. The site is comprised of 3 parcels equating 1.1 acres and are contiguous. The small commercial retail building is surrounded by surface parking on 3 sides.	STEIN,MARKY	N
94	419-112-02	2281 Newport Blvd	92627	T	GC	C2	MUOD	Newport Blvd	20	30	0.29	Commercial	2	1	3	6	C	24%	1.160	Gas station use. The site is comprised of 3 parcels equating 1.1 acres and are contiguous. Property currently operates as a gas station with surface parking.	COSTA MESA INVESTMENTS LLC	N
39	141-361-06	2706 Harbor Blvd	92626		G	C1	MUOD	Harbor Blvd	20	50	0.68	Commercial	8	5	14	27	C	22%		Mixed us building with first floor retail and offices		Y
40	141-361-11	2666 Harbor Blvd	92626		G	C1	MUOD	Harbor Blvd	20	50	2.41	Commercial	28	19	49	96	C	34%		Former Ace Hardware store, now for lease after Ace went out of business. Large big box structure with surface parking along a major transportation corridor (Harbor Blvd)		Y
41	141-361-21	2790 Harbor Blvd	92626		G	C1	MUOD	Harbor Blvd	20	50	0.75	Commercial	9	6	15	30	C	25%		Mixed use building with retail and offices on first floor and offices on 2nd and 3rd floor. Building is partially		Y

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																			vacant with large surface parking lot adjacent to major transportation corridor (Harbor).		
42	141-361-22	2750 Harbor Blvd	92626		G	C1	MUOD	Harbor Blvd	20	50	1.71	Commercial	20	13	35	68	C	13%		Existing older commercial shopping center adjacent to major transportation corridor (Harbor). Uses range from commercial to office and restaurants. Large surface parking lot.		Y
43	141-361-23	2730 Harbor Blvd	92626		G	C1	MUOD	Harbor Blvd	20	50	0.68	Commercial	8	5	14	27	C	33%		Existing older commercial shopping center adjacent to major transportation corridor (Harbor). Uses range from commercial to office and restaurants. Large surface parking lot.		Y
44	141-361-27	2710 Harbor Blvd	92626		G	C1	MUOD	Harbor Blvd	20	50	0.67	Commercial	7	5	14	26	C	25%		Existing older commercial shopping center adjacent to major transportation corridor (Harbor). Uses range from commercial to office and restaurants. Large surface parking lot.		Y
45	141-361-28	2706 Harbor Blvd	92626		G	C1	MUOD	Harbor Blvd	20	50	0.97	Commercial	11	7	20	38	C	28%		Vacant box store and surface parking lot. Building is currently for lease.		Y
46	415-041-07	3587 Harbor Blvd	92626		IP	MP	MUOD	North Costa Mesa	20	90	1.12	Industrial	32	16	32	80	A	35%	0.738	Office and warehouse space. Property includes a two-story office/light industrial flex building with surface parking.		N

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48	415-101-04	3590 Harbor Gtwy N	92626		IP	PDI	MUOD	North Costa Mesa	20	90	1.47	Commercial	42	21	42	105	A	29%	0.984	Retail/light industrial use with a large surface parking lot.		N
50	415-112-16	1665 Scenic Ave	92626		IP	MP	MUOD	North Costa Mesa	20	90	2.71	Industrial	77	38	79	194	A	32%	0.447	Office / commercial office.. Developed with a two-story, 51,176 sq. ft. office building on a 2.71-acre site with a surface parking lot.		N
51	415-112-17	3535 Hyland Ave	92626		IP	MP	MUOD	North Costa Mesa	20	90	1.56	Commercial	44	22	46	112	A	33%	0.888	Light industrial/office use with surface parking lot.		N
52	419-031-08	2200 Harbor Blvd	92627		G	C1	MUOD	Harbor Blvd	20	50	0.75	Commercial	9	6	15	30	C	0%		Surface parking lot within large retail shopping center. Potential for mixed-use redevelopment. Retail center has major big box tenants which have permanently closed, leaving an excess of surface parking.		Y
53	419-031-09	2200 Harbor Blvd	92627		G	C1-S	MUOD	Harbor Blvd	20	50	4.35	Commercial	70	31	73	174	C	156%		Former K-Mart box store which has permanently closed. Shopping center is adjacent to multi-family residential and may redevelop for mixed- use. While the data shows a high development usage, this tenant space remains vacant.		Y
54	419-101-12	2285 Newport Blvd	92627		GC	C2	MUOD	Harbor Blvd	20	30	1.02	Commercial	9	4	11	24	C	26%	0.666	Auto-related uses including a car wash and surface parking lot.		N
55												NOT USED										
57	422-021-09	2131 Harbor Blvd	92627		G	C2	MUOD	Harbor Blvd	20	50	0.83	Commercial	9	6	18	33	C	15%		Auto parts store, retail store, and pet grooming store, with large surface parking area		Y

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																				adjacent to major transportation corridor (Harbor Blvd).		
58	422-091-11	2075 Harbor Blvd	92627		G	C2	MUOD	Harbor Blvd	20	50	0.63	Commercial	7	5	13	25	C	9%		Tools and equipment rental yard adjacent to major transportation corridor (Harbor Blvd).		Y
59	422-091-12	2069 Harbor Blvd	92627		G	C2	MUOD	Harbor Blvd	20	50	0.54	Commercial	6	4	11	21	C	17%		Auto repair shop with large yard adjacent to major transportation corridor (Harbor Blvd).		Y
60	415-112-18	3540 Howard Way	92626		IP	MP	MUOD	North Costa Mesa	20	90	1.15	Industrial	32	16	34	82	A	33%	1.000	Light industrial/office with a surface parking lot.		N
61	422-091-14	2049 Harbor Blvd	92627	O	G	C2	MUOD	Harbor Blvd	20	50	0.54	Commercial	6	4	11	21	C	16%		The site is comprised of 2 parcels equating approximately 0.7 acres and are contiguous. Auto repair shop with large yard adjacent to major transportation corridor (Harbor Blvd).	BOUKATHER, GEORGE A TRUST	Y
103	422-091-16	2048 Charle St	92627	O	GC	C2	MUOD	Harbor Blvd	20	50	0.18	Commercial	2	1	4	7	B	48%	0.730	The site is comprised of 2 parcels equating approximately 0.7 acres and are contiguous. Existing one-story structure on site resembling a live-work use. Public records classify the property as commercial.	KILLIAN,HELENA W TRUST	N
62	422-091-24	2015 Harbor Blvd	92627		G	C2	MUOD	Harbor Blvd	20	50	0.62	Commercial	7	4	13	24	C	29%		Auto related uses including car repair and car wash uses adjacent to major transportation		Y

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																				corridor (Harbor Blvd).		
63	422-091-26	2007 Harbor Blvd	92627		G	C2	MUOD	Harbor Blvd	20	50	0.83	Commercial	9	6	18	33	B	31%		Self-storage facility with surface parking lot and access to major transportation corridor (Harbor Blvd).		Y
64	422-101-03	1989 Harbor Blvd	92627		G	C2	MUOD	Harbor Blvd	20	50	0.56	Commercial	6	4	12	22	C	2%		Truck rental yard which is largely a paved surface parking lot with a small building. Site is adjacent to major transportation corridor (Harbor Blvd).		Y
65	422-101-06	1974 Charle St	92627		G	C2	MUOD	Harbor Blvd	20	50	0.53	Commercial	6	4	11	21	A	27%		Existing low-intensity light industrial and warehouse uses.		Y
66	422-193-23	2215 Harbor Blvd	92627		G	C2	MUOD	Harbor Blvd	20	50	0.58	Commercial	6	4	13	23	C	41%		Aging furniture store structure with surface parking lot adjacent to major transportation corridor (Harbor Blvd).		Y
67	422-193-24	2205 Harbor Blvd	92627		G	C2	MUOD	Harbor Blvd	20	50	0.58	Commercial	6	4	13	23	C	32%		Aging motel use with large surface parking lot adjacent to major transportation corridor (Harbor Blvd).		Y
68	422-282-11	2044 Placentia Ave	92627		LI	MG	MUOD	Mesa West Bluff	20	40	1.18	Industrial	11	7	19	37	B	41%		Auto repair shop and light industrial uses with surface parking adjacent to recently developed townhouses and apartments. Building shows little sign of recent renovation.		Y
69	422-291-04	2066 Placentia Ave	92628		LI	C1	MUOD	Mesa West Bluff	20	30	1.85	Commercial	17	8	19	44	B	108%	0.270	Existing self-storage facility developed at approximately 58% of allowable commercial		Y

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																				intensity (0.43 existing FAR compared to 0.75 allowable FAR), leaving approximately 42% of allowable development capacity unused. The improvements date to 1976 and have an ILV of 0.27, further indicating redevelopment potential. The site is adjacent to recently developed townhomes and apartments, indicating an ongoing transition toward residential uses in the surrounding area.		
70	422-291-05	2065 Placentia Ave	92627		LI	MG	MUOD	Mesa West Bluff	20	40	0.92	Industrial	8	5	16	29	B	47%		Self-storage facility adjacent to recently developed townhouses and apartments. Building shows little sign of recent renovation.		Y
71	422-291-06	2051 Placentia Ave	92627		LI	MG	MUOD	Mesa West Bluff	20	40	0.92	Industrial	8	5	16	29	A	13%		Existing office/light industrial uses adjacent to recently developed townhouses and apartments.		Y
72	422-301-01	1987 Placentia Ave	92627		LI	MG	MUOD	Mesa West Bluff	20	40	2.31	Industrial	21	14	38	73	A	30%		Warehouses with large surface parking lot. Two buildings on the site. Adjacent to recently developed townhouses and apartments. Building shows little sign of recent renovation.		Y

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73	415-112-19	1675 Scenic Ave	92626		IP	MP	MUOD	North Costa Mesa	20	90	1.29	Industrial	36	18	38	92	A	36%	0.430	Light industrial/office with surface parking lot.		N
74	422-454-28	2101 Placentia Ave	92627		LI	MG	MUOD	Mesa West Bluff	20	40	0.91	Industrial	8	5	16	29	C	10%		Restaurant with large surface parking lot. Potential for mixed-use development.		Y
75	NOT USED																					
76	424-061-03	859 W 18th St	92627		LI	MG	MUOD	Mesa West Bluff	20	40	0.81	Industrial	7	5	13	25	C	38%		Auto repair shop with surface parking lot.		Y
77	424-061-04	851 W 18th St	92627		LI	MG	MUOD	Mesa West Bluff	20	40	1.79	Industrial	17	11	29	57	C	26%		Auto body shop with large surface parking lot.		Y
78	415-112-20	3545 Howard Way	92626		IP	MP	MUOD	North Costa Mesa	20	90	1.13	Commercial	32	16	33	81	A	34%	0.545	industrial/office with a surface parking lot.		N
82	418-131-10	3001 Bristol St	92626		GC	C1	MUOD	SoBECA	20	60	0.43	Commercial	8	4	8	20	A	50%	0.481	Retail commercial center with a surface parking lot.		N
83	418-161-01	763 Baker St	92626	K	GC	C2	MUOD	SoBECA	20	60	0.25	Commercial	4	2	6	12	A	28%	0.200	Lot consolidation info: This site includes 4 parcels, all contiguous with each other. Developed with a commercial building with surface parking.	PROJECT C LLC	N
84	418-161-03	2991 Randolph Ave	92626	K	LI	MG	MUOD	SoBECA	20	60	0.36	Commercial	6	3	8	17	A	27%	0.200	Lot consolidation info: This site includes 4 parcels, all contiguous with each other. Parcel includes a light industrial/commercial building and surface parking lot,	SOBECA PARTNERS LLC	N
85	418-161-04	2973 Randolph Ave	92626	K	LI	MG	MUOD	SoBECA	20	60	0.36	Industrial	6	3	8	17	A	18%	0.169	Lot consolidation info: This site includes 4 parcels, all contiguous with each other. The site contains a single-story light industrial/office building with a surface parking lot.	2973 RANDOLPH LLC	N

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147	418-161-02	751 Baker St	92626	K	GC	C2	MUOD	SoBECA	20	60	0.49	Commercial	9	4	10	23	A	34%	2.410	Lot consolidation info: This site includes 4 parcels, all contiguous with each other. Existing use is a former gas station and surface parking.	THRIFTY OIL CO	N
86	418-162-02	2968 Randolph Ave	92626		LI	MG	MUOD	SoBECA	20	60	0.72	Industrial	10	6	18	34	A	78%	0.400	Warehouses with surface parking lot. Site is within the SoBECA Urban Plan redevelopment area.		Y
87	418-163-03	2966 Bristol St	92626	L	GC	C1	MUOD	SoBECA	20	60	0.29	Commercial	5	2	6	13	A	16%	0.099	Lot consolidation info: This site includes 2 parcels, all contiguous with each other. The property is a restaurant with surface parking.	TK BURGERS III INC	N
88	418-163-04	2956 Bristol St	92626	L	GC	C1	MUOD	SoBECA	20	60	0.35	Commercial	6	3	7	16	A	20%	0.155	Lot consolidation info: This site includes 2 parcels, all contiguous with each other. Property includes fast food restaurant with surface parking.	WALTON,JAMES W TRUST	N
89	418-173-01	2931 Bristol St	92626	N	GC	C2	MUOD	SoBECA	20	60	0.44	Commercial	8	4	9	21	A	37%	0.344	The site is comprised of 2 parcels equating approximately 0.8 acres and are contiguous. The site contains a single-story commercial building and a surface parking lot.	FISCHER,EDDIE R TRUST	N
90	418-173-02	2927 Bristol St	92626	N	GC	C2	MUOD	SoBECA	20	60	0.42	Commercial	8	4	8	20	A	25%	0.118	Retail / commercial use. The site is comprised of 2 parcels equating approximately 0.8 acres and are contiguous.	BFCM LLC	N
91	418-181-11	2821 Bristol St.	92626		GC	CL	MUOD	SoBECA	20	30	0.43	Vacant	0	6	4	10	A	0%	0.000	Development interest provided in writing. Existing use		N

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																				is a surface parking lot.		
93	419-101-08	143 W Wilson St	92627		GC	C1	MUOD	Newport Blvd	20	30	1.09	Commercial	10	5	11	26	C	29%	0.575	Office building with a surface parking lot.		N
95	419-171-58	2150 Harbor Blvd	92627		G	C1	MUOD	Harbor Blvd	20	50	1.17	Commercial	13	9	24	46	C	17%	0.180	Restaurant with large surface parking lot adjacent to major transportation corridor (Harbor Blvd).		N
96	419-203-02	1998 Harbor Blvd	92627		G	C1	MUOD	Harbor Blvd	20	50	0.76	Commercial	12	14	14	40	C	39%	0.820	Development interest provided in writing. Existing use is a vacant light manufacturing building and surface parking lot.		N
97	419-203-08	2000 Harbor Blvd.	92627		GC	C1	MUOD	Harbor Blvd	20	50	1.57	Commercial	15	7	16	38	C	0%	0.480	Development interest provided in writing. Existing commercial center with surface parking.		N
98	420-012-16	2476 Mark Ln	92626		MUC	I&R-MLT	MUOD	Harbor Blvd	20	60	108.91	Mixed Use	920	690	690	2,300	N/A	N/A	N/A	Fairview Developmental Center		N
99	424-281-01	1730 Pomona Ave	92627		LI	MG	MUOD	Mesa West Bluff	20	40	0.99	Industrial	9	6	16	31	B	22%		Warehouses with surface parking lot. One building on the site.		Y
100	424-281-19	424 Pomona Ave	92832		LI	MG	MUOD	Mesa West Bluff	20	40	1.19	Industrial	11	7	20	38	B	30%		Warehouses with large surface parking lot. One building on the site.		Y
101	424-281-23	660 W 17th St	92627		LI	MG	MUOD	Mesa West Bluff	20	40	2.26	Industrial	21	14	37	72	B	41%		Large single-story self-storage facility adjacent to existing multi-family residential.		Y
102	424-321-17	1882 Whittier Ave	92627		MDR	MG	MUOD	Mesa West Bluff	20	40	1.08	Commercial	10	6	18	34	B	32%		Large single-story self-storage facility adjacent to existing multi-family residential.		Y
104	422-291-02	2085 Placentia Ave	92627		LI	MG	MUOD	Mesa West Bluff	20	40	0.93	Industrial	11	5	13	29	B	55%	0.325	Industrial / auto body use with a surface parking lot. Adjacent to live/work and other		N

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																				residential development.		
106	422-291-08	2035 Placentia Ave	92627		LI	MG	MUOD	Mesa West Bluff	20	40	1.38	Industrial	17	8	19	44	B	51%	0.119	Industrial uses with a surface parking lot. Adjacent to live/work development.		N
107	422-291-12	2013 Placentia Ave	92627		LI	MG	MUOD	Mesa West Bluff	20	40	0.92	Industrial	11	5	13	29	B	45%	0.330	Industrial uses with a surface parking lot. Adjacent to live/work development.		N
108	422-454-23	2145 Placentia Ave	92627	P	NC	C1	MUOD	Mesa West Bluff	20	50	0.25	Commercial	4	2	4	10	B	9%	0.139	The site is comprised of 4 parcels equating approximately 1.4 acres and are contiguous. The site is currently occupied by a restaurant uses within a with surface parking.	DUBAR,ROND A JO	N
109	422-454-24	2139 Placentia Ave	92627	P	NC	C1	MUOD	19 West	20	50	0.29	Commercial	4	2	5	11	B	17%	0.150	The site is comprised of 4 parcels equating approximately 1.4 acres and are contiguous. Existing use is a light industrial building with a surface parking lot.	FUNDING CAPITAL CORP LLC	N
111	422-454-26	2121 Placentia Ave	92627	P	NC	C1	MUOD	19 West	20	50	0.45	Commercial	7	3	8	18	B	26%	0.195	The site is comprised of 4 parcels equating approximately 1.4 acres and are contiguous. Commercial/office space with a surface parking lot.The building appears to be currently vacant. Adjacent to residential development.	PACIFIC DIVERSIFIED LLC	N

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112	422-461-18	2138 Placentia Ave	92627		NC	C1	MUOD	19 West	20	50	2.65	Commercial	28	14	30	72	B	0%	0.000	Developer interest in residential development. Existing use is commercial with a surface parking lot.		N
113	424-081-18	746 W 17th St	92627		LI	MG	MUOD	Mesa West Bluff	20	40	1.65	Industrial	4	2	4	10	B	47%	0.389	Developer interest in residential uses. Existing uses are Industrial including auto repair, and a surface parking lot.		N
114	424-081-21	1711 Pomona Ave	92627	I	LI	MG	MUOD	Mesa West Bluff	20	40	0.23	Commercial	1	0	3	4	B	40%	0.356	Lot consolidation info: This site is made up of two parcels under common ownership and contiguous and is an entitled project. This is an entitled project across 424-081-21 and 424-081-22, Live Work Development. The site is developed with an existing single-story, commercial/light industrial building and associated surface parking.. The property is occupied by commercial and auto uses.	BUILDGROUP PROPERTIES LLC	N
115	424-081-22	1719 Pomona Ave	92627	I	LI	MG	MUOD	Mesa West Bluff	20	40	0.23	Commercial	1	0	3	4	B	44%	0.069	Lot consolidation info: This site is made up of two parcels under common ownership and contiguous and is an entitled project. This is an entitled project across 424-081-21 and 424-081-22, Live Work Development. The site is developed with an existing	P & P GROUP LLC	N

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																				single-story, commercial/light industrial building and associated surface parking. The property is occupied by commercial and auto uses.		
116	425-351-03	1535 Newport Blvd	92627		GC	C2	MUOD	19 West	20	30	1.45	Commercial	13	6	15	34	B	0%	0.000	Self-storage facility.		N
117	425-351-05	1550 Superior Ave	92627	Q	LI	MG	MUOD	19 West	20	30	0.83	Commercial	0	0	20	20	B	35%	0.700	Development interested provided in writing. 20 units. Existing development is a light industrial/office building with a surface parking lot. The site is comprised of 2 parcels equating approximately 1.2 acres and are contiguous.	SHARE OUR SELVES CORP	N
118	425-351-06	1540 Superior Avenue	92627	Q	LI	MG	MUOD	Newport Blvd	20	30	0.44	Commercial	3	1	5	9	B	25%	0.346	Entitled Project - Live Work The site is comprised of 2 parcels equating approximately 1.2 acres and are contiguous. Former auto repair building appears to be vacant.	BENEDICT,SHELLEY R TRUST	N
119	425-432-10	1600 Newport Blvd	92627		GC	C1	MUOD	Newport Blvd	20	30	1.48	Commercial	14	7	14	35	B	132%	0.860	Existing self-storage facility developed at approximately 70% of the allowable 0.75 FAR. The site has an ILV of 0.86, indicating land value exceeds improvement value, and the existing low-intensity use provides an opportunity for		N

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																				higher-density residential redevelopment.		
120											NOT USED											
121	426-121-12	2140 Newport Blvd	92627		CR	C1	MUOD	Newport Blvd	20	30	1.03	Commercial	9	4	11	24	B	100%	0.240	Existing single-story contractor/industrial building developed at approximately 46% of allowable commercial intensity (0.35 existing FAR compared to 0.75 allowable FAR), leaving approximately 54% of allowable development capacity unused. The approximately one-acre site includes a fenced outdoor yard and is currently occupied by low-intensity contractor-related uses, indicating opportunity for more intensive redevelopment		N
122	426-121-13	2156 Newport Blvd	92627	S	CR	C1	Newport Blvd Specific Plan/MUOD	Newport Blvd	20	30	0.42	Commercial	4	2	4	10	D	61%	0.180	The site is comprised of 4 parcels equating 0.9 acres and are contiguous. Commercial building with a surface parking lot. located along a one-directional, two-lane stretch of Newport Boulevard.	P & C PROSPERITY PROPERTIES LLC	N
123	426-121-14	2134 Newport Blvd	92627	S	CR	C1	Newport Blvd Specific Plan/MUOD	Newport Blvd	20	30	0.19	Commercial	1	0	3	4	C	60%	0.930	The site is comprised of 4 parcels equating 0.9 acres and are contiguous. Commercial use and surface parking lot located along a	MOLLER,JORGEN & IRMA	N

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Unique ID	APN	Address	Zip Code	Consolidated Sites	General Plan Land Use Designation	Zoning Designation	Overlay or Specific Plan Designation	MUOD Sub-Area	Min. Density Allowed (units/ acre)	Max. Density Allowed (units/ acre)	Parcel Size (acres)	Existing Use/ Vacancy	Lower-Income Capacity	Moderate-Income Capacity	Above Moderate-Income Capacity	Total Capacity	Development Classification	% Occupied	ILV	Existing Uses Detail	Ownership (Consolidated Sites)	Identified in prior planning periods[7]
																				one-directional, two-lane stretch of Newport Boulevard.		
124	426-121-15	2136 Newport Blvd	92627	S	CR	C1	Newport Blvd Specific Plan/MUOD	Newport Blvd	20	30	0.17	Commercial	1	0	3	4	C	79%	0.380	The site is comprised of 4 parcels equating 0.9 acres and are contiguous. Commercial building and a surface parking lot located along a one-directional, two-lane stretch of Newport Boulevard. Additionally this parcel has existing commercial/auto-service property developed at approximately 54% of allowable commercial intensity leaving approximately 46% of allowable development capacity unused. The building dates to 1983, and a substantial portion of the site is devoted to surface parking, further supporting redevelopment potential.	LUDGATE,PAUL D TRUST	N
125	426-121-16	2138 Newport Boulevard	92627	S	CR	C1	Newport Blvd Specific Plan/MUOD	Newport Blvd	20	30	0.14	Commercial	1	0	2	3	C	38%	0.060	The site is comprised of 4 parcels equating 0.9 acres and are contiguous. Vacant commercial building and surface parking lot.	TALAR N TAMAR CORP	N
126	426-121-40	2146 Newport Blvd	92627		CR	C1	Newport Blvd Specific Plan/MUOD	Newport Blvd	20	30	0.55	Commercial	5	2	6	13	C	78%	0.180	Vacant commercial building with a surface parking lot located along Newport Boulevard.		N

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																				The multi-tenant building is vacant. Existing single-story office development with substantial surface parking, developed at approximately 35% of the maximum allowable commercial intensity. The building dates to 1980 and has a low ILV of approximately 0.17, indicating that land value substantially exceeds the value of existing improvements. The property has also recently been marketed as a development/investment opportunity, further supporting its redevelopment potential.		
127	426-181-28	20382 Newport Blvd	92627		CR	C1	Newport Blvd Specific Plan/MUOD	Newport Blvd	20	30	1.45	Commercial	13	6	15	34	C	0%	0.000	Self-storage facility.		N
128	426-262-01	1950 Newport Blvd	92627	R	CR	C1	Newport Blvd Specific Plan/MUOD	Newport Blvd	20	30	0.27	Commercial	2	1	3	6	C	65%	0.117	The site is comprised of 8 parcels equating 2.0 acres and are contiguous. The property is developed with an auto-oriented commercial building located along a one-directional, two-lane stretch of Newport Boulevard. Existing auto repair/tire service facility developed at approximately 34% of allowable	HAMPTON,JOHN H TRUST	N

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																				commercial intensity (0.26 existing FAR compared to 0.75 allowable FAR), leaving approximately 66% of development capacity unused. The building dates to 1975 and the site has a low ILV of approximately 0.12, indicating land value substantially exceeds improvement value. The small building footprint and substantial area devoted to vehicle access, parking, and service activities further indicate potential for more intensive redevelopment.		
129	426-262-02	1960 Newport Blvd	92627	R	CR	C1	Newport Blvd Specific Plan/MUOD	Newport Blvd	20	30	0.19	Commercial	1	0	3	4	C	42%	0.252	The site is comprised of 8 parcels equating 2.0 acres and are contiguous. The site is developed with an auto-oriented commercial building and surface parking lot located along a one-directional, two-lane stretch of Newport Boulevard. Adjacent to residential development.	APEX CAPITAL VENTURE LLC	N
130	426-262-03	1974 Newport Blvd	92627	R	CR	C1	Newport Blvd Specific Plan/MUOD	Newport Blvd	20	30	0.35	Commercial	3	1	4	8	B	84%	0.220	The site is comprised of 8 parcels equating 2.0 acres and are contiguous. The site consists of acommercial	PALANJIAN,JERRY O TRUST	N

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																				building with surface parking located along a one-directional, two-lane stretch of Newport Boulevard. Adjacent to residential development.. Existing improvements include small commercial and restaurant buildings, surface parking, and vehicle circulation areas. Individual parcels demonstrate substantial underutilization; for example, 1974 Newport Boulevard is developed at approximately 0.24 FAR, or about 31% of the allowable 0.75 FAR, and contains improvements dating to 1950 with a low ILV of approximately 0.22. These conditions indicate aging improvements, substantial unused development capacity, and potential for parcel consolidation and higher-intensity redevelopment.		
131	426-262-04	1982 NEWPORT BLVD	92627	R	CR	C1	Newport Blvd Specific Plan/MUOD	Newport Blvd	20	30	0.14	Mixed Use	1	0	2	3	C	27%	0.003	The site is comprised of 8 parcels equating 2.0 acres and are contiguous. The site is developed with a commercial building located	PALANJIAN,ALEX TRUST	N

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																				along a one-directional, two-lane stretch of Newport Boulevard. Adjacent to residential development.		
132	426-262-05	1984 Newport Blvd	92627	R	CR	C1	Newport Blvd Specific Plan/MUOD	Newport Blvd	20	30	0.19	Commercial	1	0	3	4	C	53%	1.000	The site is comprised of 8 parcels equating 2.0 acres and are contiguous. The site is developed with a commercial building and surface parking lot along a one-directional, two-lane stretch of Newport Boulevard. Adjacent to residential development.	RANKIN,JESSICA PALANJIAN	N
136	426-262-06	1996 Newport Blvd	92627	R	CR	C1	Newport Blvd Specific Plan/MUOD	Newport Blvd	20	30	0.44	Commercial	4	2	4	10	C	42%	1.230	The site is comprised of 8 parcels equating 2.0 acres and are contiguous. The site contains an older two-story commercial building located along a one-directional, two-lane stretch of Newport Boulevard. . Adjacent to residential development.	PALANJIAN,JERRY O TRUST	N
137	426-262-13	1970 Newport Blvd	92627	R	CR	C1	Newport Blvd Specific Plan/MUOD	Newport Blvd	20	30	0.32	Commercial	2	1	4	7	C	101%	1.030	The site is comprised of 8 parcels equating 2.0 acres and are contiguous. The site contains a commercial building along a one-directional, two-lane stretch of Newport Boulevard. Adjacent to	PALANJIAN,JERRY O TRUST	N

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																				residential development.		
138	426-262-16	1960 Newport Blvd	92627	R	CR	C1	Newport Blvd Specific Plan/MUOD	Newport Blvd	20	30	0.19	Commercial	1	0	3	4	C	73%	0.280	The site is comprised of 8 parcels equating 2.0 acres and are contiguous. Public records describe the existing use as a 1,960 sq.ft one-story, class C retail building with 15+ parking spaces. Existing low-intensity commercial development with substantial surface parking, developed at approximately 32% of allowable commercial intensity (0.24 existing FAR compared to 0.75 allowable FAR). The site also has a low ILV of approximately 0.28, indicating that land value substantially exceeds improvement value and supporting its redevelopment potential.	AOYAMA,ROSALIE R TRUST	N
134	139-031-42	1575 Sunflower Ave	92626		IP	MP	MUOD	North Costa Mesa	20	90	8.03	Industrial	173	115	290	578	A	51%		Existing single-story light industrial/office uses on large site. The City has received interest in the potential future redevelopment of the site for residential uses.		Y
135	139-031-67	3333 Harbor Blvd	92626		IP	MP	MUOD	North Costa Mesa	20	90	10.00	Industrial	216	144	360	720	A	40%		Sofia University site (former Whittier Law School site) with large surface parking lot and		Y

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																				largely underdeveloped land. The City has received interest in the potential future redevelopment of the site for residential uses.		
139	439-071-05	2624 Newport Blvd	92627	U	CR	C1	Newport Blvd Specific Plan/MUOD	Newport Blvd	20	30	0.46	Commercial	4	2	4	10	C	17%	0.813	The site is comprised of 2 parcels equating 0.9 acres and are contiguous. Irregularly shaped parcel located along a one-directional, two-lane stretch of Newport Boulevard. The existing development is an office building and vehicle storage.Adjacent to residential development. .	IKEDA,ROY	N
140	439-071-06	2620 Newport Blvd	92627	U	CR	C1	Newport Blvd Specific Plan/MUOD	Newport Blvd	20	30	0.46	Commercial	4	2	4	10	C	28%	0.270	The site is comprised of 2 parcels equating to 0.9 acres and are contiguous. Existing use is a gas station located on a one-directional, two-lane stretch of Newport Boulevard. Adjacent to residential development.	BERMAN,BRYAN A TRUST	N
141	439-081-02	2680 Newport Blvd	92627		CR	C1	Newport Blvd Specific Plan/MUOD	Newport Blvd	20	30	0.91	Commercial	8	4	9	21	C	34%	2.890	U-Haul / truck rental and moving-services use		N
142	439-311-06	1265 Bristol St	92626		GC	C1	MUOD	SoBECA	20	30	1.16	Commercial	10	5	12	27	C	47%	2.670	Closed restaurant and a surface parking lot.		N
143	439-311-09	192 The Masters Cir	92627		GC	C1	MUOD	SoBECA	20	30	2.12	Commercial	20	10	20	50	C	138%	3.920	Self-storage adjacent to residential development.		N

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144	410-441-17	14850 Sunflower Ave	92626		UCC	PDC	North Costa Mesa Specific Plan/MUOD	North Costa Mesa	20	90	30.93	Vacant	360	240	600	1,200	A	1%		Sakioka Lot 2 property. See analysis in Appendix B for additional information on potential to redevelop.		Y
145	410-501-31	589 Anton Blvd	92626		UCC	PDC	North Costa Mesa Specific Plan/MUOD	North Costa Mesa	20	90	3.39	Commercial	73	48	123	244	A	0%		Large surface parking lot. Analysis assumes only redevelopment of the surface parking lot area. The City has discussed the potential future redevelopment of this site for high-density residential uses with the property owner.		Y
146	418-161-06	2957 Randolph Ave	92626		LI	MG	MUOD	SoBECA	20	60	0.72	Industrial	10	6	18	34	A	43%		Existing light industrial/brewery with large surface parking lot. Site is within the SoBECA Urban Plan redevelopment area.		Y
148	418-163-05	2064 Bristol St	92626		G	C1	MUOD	SoBECA	20	60	1.47	Commercial	21	14	35	70	A	24%		Tire shop with large surface parking lot. Site is within the SoBECA Urban Plan redevelopment area.		Y
149	418-171-02	752 Saint Clair St	92626	B	G	C2	MUOD	SoBECA	20	60	0.26	Commercial	3	2	7	12	A	3%		Lot consolidation info: This parcel is contiguous with two other parcels and has two owners. The total 3 parcels equate to 1.8 acres. School yard for learning center. Site is within the SoBECA Urban Plan redevelopment area.	PURCILLY GAY WHEELER	Y

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169	418-171-01	754 Saint Clair St	92626	B	G	C2	MUOD	SoBECA	20	60	0.27	Residential	3	2	8	13	A	25%		Lot consolidation info: This parcel is contiguous with two other parcels and has two owners. The total 3 parcels equate to 1.8 acres. Existing learning center use. Site is anticipated to redevelop with adjacent parcels as shown in this table.	766 ST CLAIR LLC	Y
150	418-191-04	766 Saint Clair St	92626		G	C2	MUOD	SoBECA	20	60	0.67	Commercial	9	6	17	32	A	34%		Gym with large surface parking lot. Site is within the SoBECA Urban Plan redevelopment area.		Y
151	418-202-01	845 Baker St	92626		G	C1	MUOD	SoBECA	20	60	0.87	Commercial	12	8	21	41	A	25%		Small strip mall with large surface parking lot. Site is within the SoBECA Urban Plan redevelopment area.		Y
152	418-202-02	841 Baker St	92626	D	G	C1	MUOD	SoBECA	20	60	0.33	Commercial	4	3	8	15	A	36%		Lot consolidation info: This parcel is contiguous with other parcel, a total of 0.9 acres and is under the same ownership. Nightclub with large surface parking lot. Site is within the SoBECA Urban Plan redevelopment area.	BAKER STREET PROPERTIES LLC	Y
153	418-202-03	841 Baker St	92626	D	G	C1	MUOD	SoBECA	20	60	0.60	Commercial	8	5	15	28	A	27%		Lot consolidation info: Nightclub with large surface parking lot. Site is within the SoBECA Urban Plan redevelopment area.	BAKER STREET PROPERTIES LLC	Y
154	418-202-04	801 Baker St	92626		G	C1	MUOD	SoBECA	20	60	0.86	Commercial	12	8	21	41	A	33%		Strip mall with large surface parking lot. Site is within the SoBECA Urban Plan		Y

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																				redevelopment area.		
155	418-202-05	2969 Century Pl	92626	E	LI	C1	MUOD	SoBECA	20	60	0.09	Commercial	1	0	3	4	A	10%		Lot consolidation info: This site is made up of 2 parcels that are contiguous, under common ownership and equate to 0.76 acres. Surface parking lot. Site is within the SoBECA Urban Plan redevelopment area.	ECHAN BARBARA TRUST	Y
156	418-202-06	2969 Century Pl	92626	E	LI	MG	MUOD	SoBECA	20	60	0.68	Industrial	9	6	17	32	A	37%		Lot consolidation info: This site is made up of 2 parcels that are contiguous, under common ownership and equate to 0.76 acres. Gym with large surface parking lot. Site is within the SoBECA Urban Plan redevelopment area.	ECHAN BARBARA TRUST	Y
157	418-202-07	2959 Century Pl	92626		LI	MG	MUOD	SoBECA	20	60	0.50	Industrial	7	4	13	24	A	37%		Electrical equipment manufacture/distributor. Site is within the SoBECA Urban Plan redevelopment area.		Y
158	418-202-10	2942 Century Pl	92626		LI	MG	MUOD	SoBECA	20	60	0.87	Industrial	12	8	21	41	A	30%		Coworking office with large surface parking. Site is within the SoBECA Urban Plan redevelopment area.		Y
159	418-202-11	2952 Century Pl	92626		LI	MG	MUOD	SoBECA	20	60	0.90	Industrial	12	8	23	43	A	35%		Warehouse with large yard. Site is within the SoBECA Urban Plan redevelopment area.		Y

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160	418-202-12	2972 Century Pl	92626		LI	MG	MUOD	SoBECA	20	60	0.94	Industrial	13	9	23	45	A	35%		Auto repair shop with surface parking. Site is within the SoBECA Urban Plan redevelopment area.		Y
161	418-202-13	2972 Century Pl	92627		LI	MG	MUOD	SoBECA	20	60	0.91	Industrial	12	8	23	43	A	37%		Warehouse with large yard. Site is within the SoBECA Urban Plan redevelopment area.		Y
162	418-202-14	765 Baker St	92627		G	C2	MUOD	SoBECA	20	60	0.67	Commercial	9	6	17	32	A	46%		Existing auto repair shop use. Site is within the SoBECA Urban Plan redevelopment area.		Y
163	418-101-05	1425 Baker St	92627		G	C1	MUOD	Harbor Blvd	20	50	1.90	Commercial	22	15	39	76	C	24%		Existing auto dealer with large surface parking.		Y
165	424-202-01	745 W 19th St	92628		G	C1	MUOD	19 West	20	50	0.63	Residential	7	5	13	25	C	29%		Strip mall with surface parking lot adjacent to major transportation corridor (19th St.). Site has the potential to redevelop for mixed-use.		Y
166	410-481-05	3201 Park Center Dr	92628	H	CAC	TC	North Costa Mesa Specific Plan/MUOD	North Costa Mesa	20	90	6.27	Commercial	55	37	94	186	A	17%		Lot consolidation info: This site is made up of two parcels under common ownership and contiguous. Pacific Arts Center property. See analysis in Appendix B for additional information on potential to redevelop.	THE IRVINE COMPANY LLC	Y
167	410-491-07	601 Anton Blvd	92626	H	CAC	TC	North Costa Mesa Specific Plan/MUOD	North Costa Mesa	20	90	12.07	Commercial	104	69	176	349	A	25%		Lot consolidation info: This site is made up of two parcels under common ownership and contiguous.	THE IRVINE COMPANY LLC	Y

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																				Pacific Arts Center property. See analysis in Appendix B for additional information on potential to redevelop.		
168	410-501-25	545 Anton Blvd	92626		UCC	PDC	North Costa Mesa Specific Plan/MUOD	North Costa Mesa	20	90	2.57	Commercial	74	55	56	185	A	20%		Small commercial out parcel uses. Surface parking lot. Property owner has indicated interest in redeveloping the site for residential uses.		Y
170	426-053-01	2250 Newport Blvd	92627		CR	R2-HD	Newport Blvd Specific Plan/MUOD	Newport Blvd	20	30	0.97	Hotel/Motel	9	4	10	23	D	89%	0.730	Existing 42-room motel on approximately 0.97 acre developed at a relatively low intensity of approximately 0.45 FAR. The improvements date to 1973 and have a documented history of property maintenance and code-enforcement issues, indicating aging improvements and limited reinvestment. The site is also located within an area previously identified by the City for residential redevelopment.		N
171	439-312-12	1400 Bristol Street	92626		GC	C1	MUOD	SoBECA	20	60	3.50	Hotel/Motel	67	50	51	168	D	35%	0.170	Entitled Project Homekey motel conversion to 76 supportive lower income units and 2 additional units. Known as Avon River Apartments.		N
172	424-081-19	732 W 17th St	92627		LI	MG	MUOD	Mesa West Bluff	20	40	1.81	Industrial	17	0	41	58	B	53%	0.49	Development interest provided in		N

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																				writing by property owner. Building age - 1985; Existing industrial use; auto related uses.		
173	418-181-09	2755 Bristol	92626		GC	CL	MUOD	Newport Blvd	20	30	1.69	Commercial	6	0	34	40	C	34%	0.71	Development interest provided in writing by property owner. Commercial office use / general office building with surface parking lot		N
174	422-291-07	2045 Placentia	92627		LI	MG	MUOD	Mesa West Bluff	20	40	0.92	Industrial	3	0	26	29	B	34%	0.7	Development interest provided in writing by property owner. General industrial use.		N
175	418-102-10	1485 Dale Way	92626		LI	MG	MUOD	Harbor Blvd	20	50	4.46	Industrial	17	48	113	178	C	53%	4.64	Development interest provided in writing by property owner. Industrial / bus dealership, auto related uses, sales, leasing, service, and training use.		N
176	425-443-17	1770 Newport Blvd	92627	V	GC	C2	MUOD	Newport Blvd	20	30	1.12	Commercial	3	6	17	26	C	35%	2.58	Development interest provided in writing by property owner. Parcels are contiguous and have potential for lot consolidation. Commercial retail / shopping center use. The broader property includes Sites 176-179 for 1770–1784 Newport Blvd includes retail / shopping center / storefront property and a vacant parking garage, 6,840 SF.	Prince Capital	N
177	425-443-18	1778 Newport Blvd	92627	V	GC	C2	MUOD	Newport Blvd	20	30	0.01	Commercial	0	0	0	0	C	N/A	N/A	Development interest provided in writing by property owner. Parcels are contiguous and	Prince Capital	N

Table B-8: Sites to Accommodate Costa Mesa 2021-2029 RHNA

Note: This table is sorted by unique identifier (Unique ID).
Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

Unique ID	APN	Address	Zip Code	Consolidated Sites	General Plan Land Use Designation	Zoning Designation	Overlay or Specific Plan Designation	MUOD Sub-Area	Min. Density Allowed (units/ acre)	Max. Density Allowed (units/ acre)	Parcel Size (acres)	Existing Use/ Vacancy	Lower-Income Capacity	Moderate-Income Capacity	Above Moderate-Income Capacity	Total Capacity	Development Classification	% Occupied	ILV	Existing Uses Detail	Ownership (Consolidated Sites)	Identified in prior planning periods[7]
																				have potential for lot consolidation. Commercial retail / shopping center use. The broader property includes Sites 176-179 for 1770–1784 Newport Blvd includes retail / shopping center / storefront property and a vacant parking garage, 6,840 SF.		
178	425-443-19	1780 Newport Blvd	92627	V	GC	C2	MUOD	Newport Blvd	20	30	0.06	Commercial	0	0	1	1	C	N/A	N/A	Development interest provided in writing by property owner. Parcels are contiguous and have potential for lot consolidation. Commercial retail / shopping center use. The broader property includes Sites 176-179 for 1770–1784 Newport Blvd includes retail / shopping center / storefront property and a vacant parking garage, 6,840 SF.	Prince Capital	N
179	425-443-20	1784 Newport Blvd	92627	V	GC	C2	MUOD	Newport Blvd	20	30	0.07	Commercial	0	0	1	1	C	N/A	N/A	Development interest provided in writing by property owner. Parcels are contiguous and have potential for lot consolidation. Commercial retail / shopping center use. The broader property includes Sites 176-179 for 1770–1784 Newport Blvd includes retail / shopping center /	Prince Capital	N

Table B-8: Sites to Accommodate Costa Mesa 2021-2029 RHNA

Note: This table is sorted by unique identifier (Unique ID).
Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

Unique ID	APN	Address	Zip Code	Consolidated Sites	General Plan Land Use Designation	Zoning Designation	Overlay or Specific Plan Designation	MUOD Sub-Area	Min. Density Allowed (units/ acre)	Max. Density Allowed (units/ acre)	Parcel Size (acres)	Existing Use/ Vacancy	Lower-Income Capacity	Moderate-Income Capacity	Above Moderate-Income Capacity	Total Capacity	Development Classification	% Occupied	ILV	Existing Uses Detail	Ownership (Consolidated Sites)	Identified in prior planning periods[7]
																				storefront property and a vacant parking garage, 6,840 SF.		
180	418-102-11	NA	92626		LI	MG	MUOD	Harbor Blvd	20	50	0.45	Industrial	0	4	14	18	C	N/A	0.18	This parcel is directly adjacent and contiguous Site 175 known as 1485 Dale Way. Development interest provided in writing by property owner. Industrial / bus dealership, auto related uses, sales, leasing, service, and training use.		N

9. Summary of RHNA Progress by Permitted Units and Affordability Level

The following table summarizes building permits issued toward the City's Regional Housing Needs Allocation (RHNA) during the 6th Cycle projection period through the 2025 reporting year, consistent with the City's Annual Progress Report (APR) Table B. As discussed above, the City credits units toward its RHNA progress based on the issuance of a building permit, consistent with HCD's own methodology for tracking Housing Element implementation.

Period	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total Units
Projection Period (6/30/21-10/14/21)	3	12	8	6	**29**
2021 (10/15/21-12/31/21)	-	7	1	6	**14**
2022	104	37	10	5	**156**
2023	7	61	13	10	**91**
2024	24	45	20	34	**123**
2025	136	33	27	34	**230**
Total Units to Date	**274**	**195**	**79**	**95**	**643**

Source: City of Costa Mesa Annual Progress Reports (APR), Table A2, 2021–2025; California Department of Housing and Community Development (HCD) Housing Open Data Portal, APR Table A2.

10. Permitted Units by Project — 6th Cycle Projection Period Through 2025

Table B-9 provides a project-level breakdown of the units that make up the City's 643-unit RHNA credit, including each project's location, affordability level, and permitting status. Each row represents one property, identified by its Assessor's Parcel Number (APN).

Table B-9: RHNA Credit – Permitted Units by Project 2021-2025									
Permit Date Range	**Project Address (APN)**	**Unit Type / Tenure**	**VLI**	**Low**	**Mod**	**Above Mod**	**Total Units**	**Affordability Mechanism**	**Status**
12/22/22-03/31/25	2274 Newport Blvd (APN 426-053-15)	5+ / Renter	126	-	-	1	**127**	40 Deed Restricted (Extremely Low) - LIHTC; 40 Deed Restricted (Very Low) - LIHTC; 46 Deed Restricted (Very Low) - HKEY; 1 N/A (Above Mod) - LIHTC	Building Permit Issued
09/05/2025	1400 Bristol St (APN 439-312-11)	5+ / Renter	76	-	-	-	**76**	76 Deed Restricted - HKEY	Building Permit Issued
06/16/22-06/16/22	530 W Wilson St (APN 422-163-21)	ADU / Renter	13	-	-	-	**13**	13 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
12/21/22-01/30/25	1993 Church St; 1993 Church St, Unit 107 (APN 426-262-08)	ADU / Renter	-	5	-	-	**5**	5 Non-Deed Restricted 4 units (permitted 2022–2023): SCAG Affordability Study and consistent with ADU affordability projections. 1 unit (permitted 2025): Affordability determined via applicant questionnaire and HCD's affordability calculator, based on anticipated rent and bedroom count (2025 applications).	Building Permit Issued
06/23/22-06/23/22	2573 Elden Ave, Unit A; 2573 Elden Ave, Unit B; 2573 Elden Ave, Unit C; 2573 Elden Ave, Unit D (APN 439-171-21)	SFD / Owner	-	-	-	4	**4**	4 N/A (Above Mod)	Building Permit Issued
09/23/22-02/14/23	2235 Orange Ave; 2235 Orange Avenue (APN 426-062-13)	ADU, SFD / Owner, Renter	-	4	-	-	**4**	4 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
06/30/23-06/30/23	1008 West Wilson Street; 2255 Canyon Dr; 2255 Canyon Drive (APN 422-051-07)	ADU, SFD / Owner, Renter	-	2	-	2	**4**	2 Non-Deed Restricted; 2 N/A (Above Mod) SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
07/02/24-07/02/24	1978 Meyer Pl, Unit A; 1978 Meyer Pl, Unit B; 1978 Meyer Pl, Unit C; 1978 Meyer Pl, Unit D (APN 422-142-37)	SFD / Owner	-	-	-	4	**4**		Building Permit Issued
07/02/24-07/02/24	1979 Anaheim Ave, Unit A; 1979 Anaheim Ave, Unit B; 1979 Anaheim Ave, Unit C; 1979 Anaheim Ave, Unit D (APN 422-142-07)	SFD / Owner	-	-	-	4	**4**	4 N/A (Above Mod)	Building Permit Issued
08/07/24-12/12/25	604 Bay St; 604 W Bay St, Unit B; 604 W Bay St, Unit C (APN 422-132-19)	ADU / Renter	2	-	2	-	**4**	4 Non-Deed Restricted 2 units (permitted 2024): Affordability determined via a City-administered survey of ADU owners' intended rental price (2024 applications). 2 units (permitted 2025): Affordability determined via applicant questionnaire and HCD's affordability calculator, based on anticipated rent and bedroom count (2025 applications).	Building Permit Issued
11/05/24-11/05/24	547 Bernard St; 549 Bernard St; 551 Bernard St; 553 Bernard St (APN 422-103-29)	SFD / Owner	-	-	-	4	**4**	4 N/A (Above Mod)	Building Permit Issued
03/19/25-03/19/25	376 Hamilton St; 376 Hamilton St, Unit B101; 376 Hamilton St, Unit B103 (APN 419-172-40)	ADU, SFA / Renter	-	2	-	2	**4**	2 N/A (Above Mod); 2 Non-Deed Restricted Affordability determined via applicant questionnaire and HCD's affordability calculator, based on anticipated rent and bedroom count (2025 applications)	Building Permit Issued
03/19/25-03/19/25	374 Hamilton St; 374 Hamilton St, Unit B101; 374 Hamilton St, Unit B103 (APN 419-172-39)	ADU, SFA / Renter	-	2	-	2	**4**	2 Non-Deed Restricted; 2 N/A (Above Mod) Affordability determined via applicant questionnaire and HCD's affordability calculator, based on anticipated rent and bedroom count (2025 applications)	Building Permit Issued
05/20/25-05/21/25	1018 W Wilson St; 1018 Wilson St, Unit A; 1022 W Wilson St, Unit B; 1022 Wilson St (APN 422-051-05)	ADU, SFD / Owner, Renter	-	-	2	2	**4**	2 N/A (Above Mod); 2 Non-Deed Restricted	Building Permit Issued
07/14/25-07/14/25	314 E 16th St, Unit A; 314 E 16th St, Unit B; 314 E 16th St, Unit C; 314 E 16th St, Unit D (APN 425-211-20)	ADU, SFA / Renter	1	-	1	2	**4**	2 Non-Deed Restricted; 2 N/A (Above Mod) Affordability determined via applicant questionnaire and HCD's affordability calculator, based on anticipated rent and bedroom count (2025 applications)	Building Permit Issued
10/02/25-10/02/25	776 W Wilson St, Unit E; 776 W Wilson St, Unit F; 776 W Wilson St, Unit G; 776 W Wilson St, Unit H (APN 422-372-14)	ADU / Renter	-	4	-	-	**4**	4 Non-Deed Restricted Affordability determined via applicant questionnaire and HCD's affordability calculator, based on anticipated rent and bedroom count (2025 applications)	Building Permit Issued
11/20/25-11/20/25	1765 Santa Ana Ave, Unit N104; 1765 Santa Ana Ave, Unit N105; 1765 Santa Ana Ave, Unit P100; 1765 Santa Ana Ave, Unit P99 (APN 425-462-31)	ADU / Renter	-	4	-	-	**4**	4 Non-Deed Restricted Affordability determined via applicant questionnaire and HCD's affordability calculator, based on anticipated rent and bedroom count (2025 applications)	Building Permit Issued
09/14/22-07/10/23	984 El Camino Dr; 984 El Camino Drive, Unit F (APN 141-665-25)	ADU / Renter	-	1	2	-	**3**	3 Non-Deed Restricted *Affordability based on actual rents*	Constructed - Certificate of Occupancy Issued

Table B-9: RHNA Credit – Permitted Units by Project 2021-2025									
Permit Date Range	**Project Address (APN)**	**Unit Type / Tenure**	**VLI**	**Low**	**Mod**	**Above Mod**	**Total Units**	**Affordability Mechanism**	**Status**
05/11/23-08/23/24	738 Center St; 738 Center St, Unit A; 738 Center St, Unit C (APN 424-202-12)	2 to 4, ADU / Renter	-	3	-	-	**3**	3 Non-Deed Restricted 1 unit (permitted 2023): SCAG Affordability Study and consistent with ADU affordability projections. 2 units (permitted 2024): Affordability determined via a City-administered survey of ADU owners' intended rental price (2024 applications).	Building Permit Issued
07/18/23-10/27/24	729 Center St; 729 Center St, Unit B; 729 Center St, Unit C (APN 424-204-04)	ADU / Renter	1	2	-	-	**3**	3 Non-Deed Restricted 1 unit (permitted 2023): SCAG Affordability Study and consistent with ADU affordability projections. 2 units (permitted 2024): Affordability determined via a City-administered survey of ADU owners' intended rental price (2024 applications).	Building Permit Issued
09/28/23-02/04/25	2195 Maple St; 2195 Maple St, Unit B101; 2195 Maple St, Unit B201 (APN 422-201-02)	ADU / Renter	-	3	-	-	**3**	3 Non-Deed Restricted 1 unit (permitted 2023): SCAG Affordability Study and consistent with ADU affordability projections. 2 units (permitted 2025): Affordability determined via applicant questionnaire and HCD's affordability calculator, based on anticipated rent and bedroom count (2025 applications).	Building Permit Issued
02/11/25-02/11/25	241 Ogle St, Unit A; 241 Ogle St, Unit B; 241 Ogle St, Unit C (APN 425-202-10)	ADU, SFD / Owner, Renter	-	-	1	2	**3**	2 N/A (Above Mod); 1 Non-Deed Restricted	Building Permit Issued
09/17/25-09/17/25	220 Costa Mesa St, Unit A103; 220 Costa Mesa St, Unit B104; 220 Costa Mesa St, Unit B105 (APN 426-272-19)	ADU / Renter	-	-	-	3	**3**	3 N/A (Above Mod)	Building Permit Issued
09/19/25-09/19/25	758 W 20th St, Unit B105; 758 W 20th St, Unit B107; 758 W 20th St, Unit B109 (APN 422-281-19)	ADU / Renter	-	-	3	-	**3**	3 Non-Deed Restricted	Building Permit Issued
07/27/21-07/27/21	281 E 20th Street; 281 E 20th Street, Unit B (APN 426-284-07)	ADU, SFD / Owner, Renter	-	1	-	1	**2**	1 Non-Deed Restricted; 1 N/A (Above Mod) SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
08/05/21-12/03/21	257 Flower Street (APN 117-213-26)	SFD / Owner	-	-	-	2	**2**	2 N/A (Above Mod)	Constructed - Certificate of Occupancy Issued
09/08/21-12/03/21	2458 Norse Avenue (APN 119-102-46)	SFD / Owner	-	-	-	2	**2**	2 N/A (Above Mod)	Constructed - Certificate of Occupancy Issued
09/28/21-09/28/21	1951 Rosemary Place; 1951 Rosemary Place, Unit B (APN 426-032-40)	ADU, SFD / Owner, Renter	-	-	1	1	**2**	1 N/A (Above Mod); 1 Non-Deed Restricted	Building Permit Issued
09/30/21-11/16/21	246 Cecil Place (APN 426-073-16)	SFD / Owner	-	-	-	2	**2**	2 N/A (Above Mod)	Constructed - Certificate of Occupancy Issued
11/05/21-11/05/21	320 Colleen Place; 320 Colleen Place, Unit B (APN 426-041-32)	ADU, SFD / Owner, Renter	-	1	-	1	**2**	1 Non-Deed Restricted; 1 N/A (Above Mod) SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
11/19/21-12/14/21	473 Ogle Street (APN 425-152-17)	SFD / Owner	-	-	-	2	**2**	2 N/A (Above Mod)	Building Permit Issued
11/22/21-11/22/21	2014 Maple Avenue, Unit 108; 2014 Maple Avenue, Unit 109 (APN 422-092-25)	ADU / Renter	-	2	-	-	**2**	2 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
03/22/22-03/22/22	560 Hamilton St (APN 422-021-26)	ADU / Renter	1	1	-	-	**2**	2 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
04/07/22-10/25/22	355 Princeton Dr (APN 141-384-15)	ADU / Renter	-	2	-	-	**2**	2 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
07/21/22-07/21/22	2186 Pacific Ave (APN 422-041-13)	ADU / Renter	-	2	-	-	**2**	2 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
07/21/22-07/21/22	2039 Pomona Ave (APN 422-251-01)	ADU / Renter	2	-	-	-	**2**	2 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
11/22/22-11/22/22	968 Mission Dr (APN 141-662-19)	ADU / Renter	-	2	-	-	**2**	2 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
12/01/22-12/01/22	600 Hamilton St (APN 422-211-20)	ADU / Renter	1	1	-	-	**2**	2 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
12/19/22-07/05/23	1814 Pitcairn Dr (APN 139-341-15)	ADU / Renter	-	1	1	-	**2**	2 Non-Deed Restricted	Building Permit Issued

Table B-9: RHNA Credit – Permitted Units by Project 2021-2025									
Permit Date Range	**Project Address (APN)**	**Unit Type / Tenure**	**VLI**	**Low**	**Mod**	**Above Mod**	**Total Units**	**Affordability Mechanism**	**Status**
								SCAG Affordability Study and consistent with ADU affordability projections	
01/12/23-01/12/23	159 Albert Pl (APN 426-063-03)	ADU / Renter	-	2	-	-	**2**	2 Non-Deed Restricted *Affordability based on actual rents*	Constructed - Certificate of Occupancy Issued
01/18/2023	677 Victoria St (APN 422-211-07)	ADU / Renter	-	2	-	-	**2**	2 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
01/18/23-01/18/23	641 Cove St (APN 422-231-02)	ADU / Renter	-	2	-	-	**2**	2 Non-Deed Restricted *Affordability based on actual rents*	Constructed - Certificate of Occupancy Issued
01/18/2023	673 Victoria St (APN 422-211-08)	ADU / Renter	-	2	-	-	**2**	2 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
01/24/23-01/24/23	2004 Meyer Pl; 2004 Meyer Place (APN 938-190-02)	ADU / Renter	-	1	1	-	**2**	2 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
01/25/23-01/25/23	219 Broadway (APN 425-402-19)	ADU / Renter	-	1	-	1	**2**	1 Non-Deed Restricted; 1 N/A (Above Mod) *Affordability based on actual rents*	Constructed - Certificate of Occupancy Issued
02/08/23-02/08/23	2109 Federal Ave; 2109 Federal Avenue, Unit B (APN 422-453-12)	ADU / Renter	-	-	2	-	**2**	2 Non-Deed Restricted	Constructed - Certificate of Occupancy Issued
02/23/23-08/27/23	734 Center St (APN 424-202-11)	ADU / Renter	1	1	-	-	**2**	2 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
04/06/2023	723 Wilson St (APN 422-401-02)	ADU / Renter	1	1	-	-	**2**	2 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
04/24/23-07/06/23	3125 Yellowstone Dr; 3125 Yellowstone Drive (APN 141-073-01)	SFD / Owner	-	-	-	2	**2**	2 N/A (Above Mod)	Building Permit Issued
05/05/23-05/05/23	2083 Wallace Ave; 2083 Wallace Avenue, Unit E (APN 422-281-06)	ADU / Renter	-	2	-	-	**2**	2 Non-Deed Restricted *Affordability based on actual rents*	Constructed - Certificate of Occupancy Issued
05/05/23-05/05/23	2077 Wallace Ave; 2077 Wallace Avenue, Unit E (APN 422-281-07)	ADU / Renter	-	2	-	-	**2**	2 Non-Deed Restricted *Affordability based on actual rents*	Constructed - Certificate of Occupancy Issued
05/24/23-05/24/23	2167 Miner Street (APN 422-202-14)	2 to 4 / Owner	-	-	-	2	**2**	2 N/A (Above Mod)	Building Permit Issued
06/08/2023	120 Albert Pl (APN 426-054-16)	ADU / Renter	-	2	-	-	**2**	2 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
06/15/23-06/15/23	161 Cecil Pl (APN 426-062-06)	SFD / Owner	-	-	-	2	**2**	2 N/A (Above Mod)	Building Permit Issued
07/20/23-07/20/23	2298 Orange Av; 2298 Orange Avenue, Unit D (APN 426-074-03)	ADU / Renter	-	2	-	-	**2**	2 Non-Deed Restricted *Affordability based on actual rents*	Constructed - Certificate of Occupancy Issued
08/24/23-08/24/23	185 Mesa Dr (APN 439-221-27)	ADU / Renter	-	2	-	-	**2**	2 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
09/13/23-09/13/23	1769 Anaheim Ave (APN 424-263-25)	ADU / Renter	2	-	-	-	**2**	2 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
04/22/24-04/22/24	331 Avocado St, Unit G; 331 Avocado St, Unit I (APN 419-071-10)	ADU / Renter	-	2	-	-	**2**	2 Non-Deed Restricted Affordability determined via a City-administered survey of ADU owners' intended rental price (2024 applications)	Building Permit Issued
04/29/24-04/29/24	1637 Irvine Ave, Unit A; 1637 Irvine Ave, Unit B (APN 425-152-11)	ADU / Renter	-	2	-	-	**2**	2 Non-Deed Restricted Affordability determined via a City-administered survey of ADU owners' intended rental price (2024 applications)	Building Permit Issued
05/22/24-05/22/24	2036 Pomona Ave, Unit C; 2036 Pomona Ave, Unit D (APN 422-221-14)	ADU / Renter	-	2	-	-	**2**	2 Non-Deed Restricted Affordability determined via a City-administered survey of ADU owners' intended rental price (2024 applications)	Building Permit Issued

Table B-9: RHNA Credit – Permitted Units by Project 2021-2025									
Permit Date Range	**Project Address (APN)**	**Unit Type / Tenure**	**VLI**	**Low**	**Mod**	**Above Mod**	**Total Units**	**Affordability Mechanism**	**Status**
05/29/24-05/29/24	2158 Charle Dr, Unit C; 2158 Charle Dr, Unit D (APN 422-203-34)	ADU / Renter	-	2	-	-	**2**	2 Non-Deed Restricted Affordability determined via a City-administered survey of ADU owners' intended rental price (2024 applications)	Building Permit Issued
06/11/24-06/11/24	278 Broadway, Unit A; 278 Broadway, Unit B (APN 117-213-09)	SFD / Owner	-	-	-	2	**2**	2 N/A (Above Mod)	Building Permit Issued
06/14/2024	379 E 20th St (APN 426-304-07)	ADU / Renter	-	-	2	-	**2**	2 Non-Deed Restricted	Building Permit Issued
07/08/24-07/08/24	316 22nd St; 318 22nd St (APN 426-041-09)	SFD / Owner	-	-	-	2	**2**	2 N/A (Above Mod)	Building Permit Issued
07/22/24-07/22/24	243 E 20th St, Unit D; 243 E 20th St, Unit E (APN 426-273-13)	ADU / Renter	-	2	-	-	**2**	2 Non-Deed Restricted Affordability determined via a City-administered survey of ADU owners' intended rental price (2024 applications)	Building Permit Issued
07/22/24-07/22/24	853 Oak St; 853 Oak St, Unit B (APN 422-503-01)	ADU, SFD / Owner, Renter	-	-	1	1	**2**	1 N/A (Above Mod); 1 Non-Deed Restricted	Building Permit Issued
07/29/24-06/25/25	1989 Orange Ave (APN 426-032-54)	ADU / Renter	-	2	-	-	**2**	2 Non-Deed Restricted 1 unit (permitted 2024): Affordability determined via a City-administered survey of ADU owners' intended rental price (2024 applications). 1 unit (permitted 2025): Affordability determined via applicant questionnaire and HCD's affordability calculator, based on anticipated rent and bedroom count (2025 applications).	Building Permit Issued
08/20/24-08/20/24	244 22nd St; 244 22nd St, Unit B (APN 426-071-18)	ADU, SFD / Owner, Renter	-	1	-	1	**2**	1 Non-Deed Restricted; 1 N/A (Above Mod) Affordability determined via a City-administered survey of ADU owners' intended rental price (2024 applications)	Building Permit Issued
08/22/24-08/22/24	2078 thurin St, Unit B3; 2078 thurin St, Unit D4 (APN 419-021-31)	ADU / Renter	-	2	-	-	**2**	2 Non-Deed Restricted Affordability determined via a City-administered survey of ADU owners' intended rental price (2024 applications)	Building Permit Issued
09/11/24-09/11/24	288 Knox St, Unit B105; 288 Knox St, Unit B107 (APN 425-163-08)	ADU / Renter	-	2	-	-	**2**	2 Non-Deed Restricted Affordability determined via a City-administered survey of ADU owners' intended rental price (2024 applications)	Building Permit Issued
09/20/24-09/20/24	994 Valencia St, Unit 101; 994 Valencia St, Unit 108 (APN 141-664-31)	ADU / Renter	1	-	-	1	**2**	1 N/A (Above Mod); 1 Non-Deed Restricted Affordability determined via a City-administered survey of ADU owners' intended rental price (2024 applications)	Building Permit Issued
09/25/24-09/25/24	135 Broadway, Unit D; 135 Broadway, Unit E (APN 425-451-22)	ADU / Renter	-	2	-	-	**2**	2 Non-Deed Restricted Affordability determined via a City-administered survey of ADU owners' intended rental price (2024 applications)	Building Permit Issued
10/23/24-10/23/24	2016 Wallace Ave, Unit G; 2016 Wallace Ave, Unit H (APN 422-252-18)	ADU / Renter	1	-	1	-	**2**	2 Non-Deed Restricted Affordability determined via a City-administered survey of ADU owners' intended rental price (2024 applications)	Building Permit Issued
10/31/24-10/31/24	287 E 16th Pl, Unit 10; 287 E 16th Pl, Unit 9 (APN 425-221-08)	ADU / Renter	2	-	-	-	**2**	2 Non-Deed Restricted Affordability determined via a City-administered survey of ADU owners' intended rental price (2024 applications)	Building Permit Issued
03/30/25-03/30/25	555 W Paularino Ave, Unit O101; 555 W Paularino Ave, Unit O102 (APN 418-211-01)	ADU / Renter	-	-	2	-	**2**	2 Non-Deed Restricted	Building Permit Issued
04/07/25-04/07/25	716 Center St, Unit B; 716 Center St, Unit C (APN 424-202-07)	ADU / Renter	-	2	-	-	**2**	2 Non-Deed Restricted Affordability determined via applicant questionnaire and HCD's affordability calculator, based on anticipated rent and bedroom count (2025 applications)	Building Permit Issued
05/01/25-05/01/25	988 Valencia St, Unit 5; 988 Valencia St, Unit 6 (APN 141-664-30)	ADU / Renter	-	-	-	2	**2**	2 N/A (Above Mod)	Building Permit Issued
07/08/25-07/08/25	111 Cecil Pl, Unit C; 111 Cecil Pl, Unit D (APN 426-052-03)	ADU / Renter	-	-	2	-	**2**	2 Non-Deed Restricted	Building Permit Issued
07/24/25-07/24/25	2417 Elden Ave, Unit H; 2417 Elden Ave, Unit I (APN 439-281-49)	ADU / Renter	-	-	2	-	**2**	2 Non-Deed Restricted	Building Permit Issued
09/16/25-09/16/25	988 El Camino Dr, Unit A105; 988 El Camino Dr, Unit B106 (APN 141-665-26)	ADU / Renter	-	-	-	2	**2**	2 N/A (Above Mod)	Building Permit Issued
12/12/25-12/12/25	186 Del Mar Ave, Unit B; 186 Del Mar Ave, Unit C (APN 439-221-48)	ADU / Renter	-	2	-	-	**2**	2 Non-Deed Restricted Affordability determined via applicant questionnaire and HCD's affordability	Building Permit Issued

Table B-9: RHNA Credit – Permitted Units by Project 2021-2025									
Permit Date Range	**Project Address (APN)**	**Unit Type / Tenure**	**VLI**	**Low**	**Mod**	**Above Mod**	**Total Units**	**Affordability Mechanism**	**Status**
								calculator, based on anticipated rent and bedroom count (2025 applications)	
07/06/2021	900 W 20th Street (APN 422-494-41)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
07/07/2021	2994 Croftdon Street, Unit B (APN 141-233-02)	ADU / Renter	-	-	1	-	**1**	1 Non-Deed Restricted	Building Permit Issued
07/07/2021	1850 Paros Circle (APN 139-421-13)	ADU / Renter	-	-	1	-	**1**	1 Non-Deed Restricted	Building Permit Issued
07/12/2021	230 Sherwood Place, Unit B (APN 426-202-35)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
07/16/2021	257 Knox Place (APN 425-163-18)	ADU / Renter	-	-	1	-	**1**	1 Non-Deed Restricted	Building Permit Issued
07/20/2021	2175 Tustin Avenue, Unit C (APN 426-171-07)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
07/20/2021	2545 Westminster Avenue, Unit B (APN 439-191-10)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
08/11/2021	118 Magnolia Street, Unit B (APN 425-451-30)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
08/11/2021	382 Ramona Way, Unit B (APN 425-311-45)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
08/12/2021	700 W 20th Street, Unit D (APN 422-251-08)	ADU / Renter	1	-	-	-	**1**	1 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
08/13/2021	482 E 20th Street, Unit A (APN 426-252-39)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
08/31/2021	2049 Monrovia Avenue, Unit B (APN 422-492-08)	ADU / Renter	-	-	1	-	**1**	1 Non-Deed Restricted	Building Permit Issued
09/08/2021	536 Caleigh Lane (APN 422-091-07)	SFA / Owner	-	-	-	1	**1**	1 N/A (Above Mod)	Building Permit Issued
09/20/2021	324 Costa Mesa Street, Unit B (APN 426-292-15)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
09/22/2021	227 Mesa Drive, Unit B (APN 439-213-26)	ADU / Renter	-	-	1	-	**1**	1 Non-Deed Restricted	Building Permit Issued
09/27/2021	330 Ogle Street, Unit B (APN 425-213-11)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
09/28/2021	379 E 19th Street, Unit B (APN 117-294-14)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
09/28/2021	861 Joann Street, Unit B (APN 422-362-05)	ADU / Renter	-	-	1	-	**1**	1 Non-Deed Restricted	Building Permit Issued
10/05/2021	1939 Continental Avenue, Unit B (APN 422-513-11)	ADU / Renter	1	-	-	-	**1**	1 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
10/13/2021	1984 Orange Avenue (APN 426-273-25)	ADU / Renter	-	-	1	-	**1**	1 Non-Deed Restricted	Building Permit Issued
10/14/2021	2510 Carnegie Avenue (APN 141-424-02)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
10/14/2021	974 Linden Place (APN 422-483-10)	ADU / Renter	1	-	-	-	**1**	1 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
10/18/2021	2687 Elden Avenue, Unit B (APN 439-081-22)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
11/05/2021	3078 Roanoke Lane, Unit B (APN 141-512-10)	ADU / Renter	-	-	1	-	**1**	1 Non-Deed Restricted	Building Permit Issued
11/23/2021	466 E 18th Street, Unit B (APN 117-332-27)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued

Table B-9: RHNA Credit – Permitted Units by Project 2021-2025									
Permit Date Range	**Project Address (APN)**	**Unit Type / Tenure**	**VLI**	**Low**	**Mod**	**Above Mod**	**Total Units**	**Affordability Mechanism**	**Status**
12/07/2021	2845 Ellesmere Avenue, Unit B (APN 139-335-06)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
12/20/2021	363 Rochester Street, Unit A (APN 425-021-10)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
01/05/2022	274 Cecil Pl (APN 426-083-17)	ADU / Renter	1	-	-	-	**1**	1 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
01/06/2022	1965 Tustin Ave (APN 426-303-12)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Constructed - Certificate of Occupancy Issued
01/28/2022	2245 Raleigh Ave (APN 422-402-01)	ADU / Renter	1	-	-	-	**1**	1 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Constructed - Certificate of Occupancy Issued
02/15/2022	1833 Pomona Ave (APN 424-174-08)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
02/16/2022	1929 Arnold Ave (APN 422-242-07)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
02/23/2022	933 Dogwood St (APN 422-522-07)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Constructed - Certificate of Occupancy Issued
02/24/2022	1388 Watson Ave (APN 141-031-03)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
03/16/2022	319 E 16th Pl (APN 425-211-06)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Constructed - Certificate of Occupancy Issued
03/17/2022	3109 Lincoln Way (APN 141-652-47)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
03/25/2022	166 Magnolia St (APN 425-232-02)	ADU / Renter	-	-	1	-	**1**	1 Non-Deed Restricted	Constructed - Certificate of Occupancy Issued
04/14/2022	271 Monte Vista Ave (APN 439-333-05)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted *Affordability based on actual rents*	Constructed - Certificate of Occupancy Issued
04/19/2022	811 Saint Clair St (APN 141-545-08)	ADU / Renter	-	-	1	-	**1**	1 Non-Deed Restricted	Building Permit Issued
04/19/2022	2020 Continental Ave (APN 422-503-21)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
04/20/2022	2064 Monrovia Ave (APN 422-505-30)	ADU / Renter	1	-	-	-	**1**	1 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
05/04/2022	2531 Fairway Dr (APN 439-181-48)	ADU / Renter	1	-	-	-	**1**	1 Non-Deed Restricted *Affordability based on actual rents*	Constructed - Certificate of Occupancy Issued
05/06/2022	1396 Galway Ln (APN 141-161-01)	ADU / Renter	-	-	1	-	**1**	1 Non-Deed Restricted	Building Permit Issued
05/09/2022	2373 Santa Ana Ave (APN 119-134-17)	ADU / Renter	-	-	1	-	**1**	1 Non-Deed Restricted	Building Permit Issued
05/20/2022	376 E 16th Pl (APN 425-192-14)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
05/23/2022	218 E 18th St (APN 425-401-05)	ADU / Renter	-	-	1	-	**1**	1 Non-Deed Restricted	Building Permit Issued
05/23/2022	1654 Tustin Ave (APN 425-143-46)	ADU / Renter	-	-	1	-	**1**	1 Non-Deed Restricted	Building Permit Issued
06/28/2022	2526 Carnegie Ave (APN 141-424-04)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
07/07/2022	1646 Samar Pl (APN 139-281-21)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued

Table B-9: RHNA Credit – Permitted Units by Project 2021-2025									
Permit Date Range	Project Address (APN)	Unit Type / Tenure	VLI	Low	Mod	Above Mod	Total Units	Affordability Mechanism	Status
07/12/2022	321 Ramona Pl (APN 425-321-06)	ADU / Renter	-	-	1	-	**1**	1 Non-Deed Restricted	Building Permit Issued
07/14/2022	830 Sonora Rd (APN 141-542-07)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
07/18/2022	834 Saint Clair St (APN 141-546-07)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
08/01/2022	1589 Orange Ave (APN 425-341-22)	ADU / Renter	-	-	1	-	**1**	1 Non-Deed Restricted	Building Permit Issued
08/02/2022	323 Alva Ln (APN 426-294-05)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
08/10/2022	1910 Federal Ave (APN 422-511-17)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
09/13/2022	1040 Spinnaker Run (APN 424-511-11)	ADU / Renter	1	-	-	-	**1**	1 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
09/22/2022	1789 Nantucket Pl (APN 424-521-09)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
09/29/2022	2813 Drake Ave (APN 141-302-04)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
10/13/2022	2934 Maui Pl (APN 139-252-13)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
11/08/2022	1934 Whittier Ave (APN 422-532-05)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
11/14/2022	223 Wellesley Ln (APN 141-395-33)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
11/18/2022	571 Park Dr (APN 424-271-28)	ADU / Renter	1	-	-	-	**1**	1 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
12/05/2022	707 Center St (APN 424-204-09)	ADU / Renter	1	-	-	-	**1**	1 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
12/06/2022	2023 Paloma Dr (APN 426-251-33)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
12/16/2022	385 Walnut St (APN 426-302-08)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted	Constructed - Certificate of Occupancy Issued
12/16/2022	408 E 18th St (APN 117-332-39)	ADU / Renter	-	-	1	-	**1**	1 Non-Deed Restricted	Building Permit Issued
12/19/2022	881 Capital St (APN 422-392-04)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
01/09/2023	326 Hamilton St (APN 419-021-15)	ADU / Renter	-	-	1	-	**1**	1 Non-Deed Restricted	Building Permit Issued
01/23/2023	787 Joann Street, Unit B (APN 422-372-03)	ADU / Renter	1	-	-	-	**1**	1 Non-Deed Restricted	Constructed - Certificate of Occupancy Issued
01/24/2023	2521 Westminster Ave (APN 439-191-05)	ADU / Renter	1	-	-	-	**1**	1 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
02/15/2023	306 Colleen Pl (APN 426-041-35)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
02/27/2023	2089 Orange Ave (APN 426-193-12)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
03/01/2023	354 La Perle Pl (APN 425-311-21)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted	Building Permit Issued

Table B-9: RHNA Credit – Permitted Units by Project 2021-2025									
Permit Date Range	**Project Address (APN)**	**Unit Type / Tenure**	**VLI**	**Low**	**Mod**	**Above Mod**	**Total Units**	**Affordability Mechanism**	**Status**
								SCAG Affordability Study and consistent with ADU affordability projections	
03/16/2023	486 Shady Dr (APN 117-372-52)	ADU / Renter	-	-	1	-	**1**	1 Non-Deed Restricted	Building Permit Issued
03/20/2023	1992 Orange Ave (APN 426-273-04)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
03/21/2023	259 21st St (APN 426-215-03)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
05/01/2023	264 Walnut St (APN 426-283-21)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
05/01/2023	382 Costa Mesa St (APN 426-302-15)	SFD / Owner	-	-	-	1	**1**	1 N/A (Above Mod)	Building Permit Issued
05/03/2023	366 Ralcam Place, Unit B (APN 419-172-17)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
05/03/2023	3222 Colorado Place, Unit B (APN 139-086-06)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted	Constructed - Certificate of Occupancy Issued
05/04/2023	1954 Fullerton Ave (APN 426-032-20)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
05/04/2023	490 Walnut Pl (APN 426-323-10)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
06/12/2023	2020 Monrovia Ave (APN 422-505-21)	ADU / Renter	1	-	-	-	**1**	1 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
06/13/2023	644 Seal St (APN 422-231-16)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
06/15/2023	3122 Country Club Dr (APN 139-123-12)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
06/15/2023	660 Beach St (APN 422-241-12)	ADU / Renter	-	-	1	-	**1**	1 Non-Deed Restricted	Building Permit Issued
06/20/2023	209 Flower Street, Unit C (APN 425-403-20)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted	Constructed - Certificate of Occupancy Issued
06/20/2023	480 Broadway (APN 117-342-24)	ADU / Renter	-	-	1	-	**1**	1 Non-Deed Restricted	Building Permit Issued
07/06/2023	478 Esther St (APN 426-324-15)	ADU / Renter	-	-	1	-	**1**	1 Non-Deed Restricted	Building Permit Issued
07/06/2023	385 E 19th St (APN 117-294-13)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
07/17/2023	2215 Republic Ave (APN 422-383-07)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
07/31/2023	1629 White Oak St (APN 139-214-01)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
08/03/2023	305 Flower St (APN 117-253-22)	ADU / Renter	-	-	1	-	**1**	1 Non-Deed Restricted	Building Permit Issued
08/16/2023	2041 Tustin Ave (APN 426-232-07)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
08/23/2023	3097 Molokai Pl (APN 139-154-15)	ADU / Renter	-	-	1	-	**1**	1 Non-Deed Restricted	Building Permit Issued
08/30/2023	338 E 19th St (APN 426-291-11)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
09/12/2023	1924 Church St (APN 426-263-05)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
09/27/2023	362 Rochester St (APN 425-022-03)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted	Building Permit Issued

Table B-9: RHNA Credit – Permitted Units by Project 2021-2025									
Permit Date Range	**Project Address (APN)**	**Unit Type / Tenure**	**VLI**	**Low**	**Mod**	**Above Mod**	**Total Units**	**Affordability Mechanism**	**Status**
								SCAG Affordability Study and consistent with ADU affordability projections	
10/18/2023	470 Shady Dr (APN 117-372-35)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
11/02/2023	277 Costa Mesa St (APN 426-281-06)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
11/13/2023	754 Joann St (APN 422-371-22)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
11/15/2023	1940 Wallace Ave (APN 422-262-14)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
12/07/2023	854 Oak St (APN 422-502-02)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
12/07/2023	2518 Carnegie Ave (APN 141-424-03)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
12/07/2023	3253 Oregon Ave (APN 139-054-03)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
12/11/2023	274 Brentwood St (APN 439-333-14)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
12/11/2023	270 E 15th St (APN 425-161-05)	ADU / Renter	-	-	1	-	**1**	1 Non-Deed Restricted	Building Permit Issued
12/20/2023	153 Del Mar Ave (APN 439-161-62)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted SCAG Affordability Study and consistent with ADU affordability projections	Building Permit Issued
01/11/2024	840 St Clair St, Unit B (APN 141-546-09)	ADU / Renter	1	-	-	-	**1**	1 Non-Deed Restricted Affordability determined via a City-administered survey of ADU owners' intended rental price (2024 applications)	Building Permit Issued
01/30/2024	2784 Bluebird Cir (APN 139-621-07)	SFD / Owner	-	-	-	1	**1**	1 N/A (Above Mod)	Building Permit Issued
03/07/2024	331 Costa Mesa St (APN 426-291-06)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted Affordability determined via a City-administered survey of ADU owners' intended rental price (2024 applications)	Building Permit Issued
03/08/2024	459 E 18th St, Unit B (APN 117-372-19)	ADU / Renter	1	-	-	-	**1**	1 Non-Deed Restricted Affordability determined via a City-administered survey of ADU owners' intended rental price (2024 applications)	Building Permit Issued
03/14/2024	1115 Valley Cir, Unit B (APN 422-031-13)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted Affordability determined via a City-administered survey of ADU owners' intended rental price (2024 applications)	Building Permit Issued
03/21/2024	2064 Continental Ave (APN 422-503-30)	ADU / Renter	1	-	-	-	**1**	1 Non-Deed Restricted Affordability determined via a City-administered survey of ADU owners' intended rental price (2024 applications)	Building Permit Issued
03/26/2024	2900 Redwood Ave (APN 139-294-25)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted Affordability determined via a City-administered survey of ADU owners' intended rental price (2024 applications)	Building Permit Issued
04/08/2024	2116 Wallace Ave, Unit B (APN 422-462-07)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted Affordability determined via a City-administered survey of ADU owners' intended rental price (2024 applications)	Building Permit Issued
04/10/2024	2822 Ellesmere Ave, Unit B (APN 139-334-08)	ADU / Renter	-	-	1	-	**1**	1 Non-Deed Restricted	Building Permit Issued
04/22/2024	1589 Santa Ana Ave, Unit B (APN 425-164-11)	ADU / Renter	-	-	1	-	**1**	1 Non-Deed Restricted	Building Permit Issued
04/23/2024	228 Costa Mesa St (APN 426-272-17)	SFD / Owner	-	-	-	1	**1**	1 N/A (Above Mod)	Building Permit Issued
05/03/2024	482 Costa Mesa St (APN 426-322-07)	SFD / Owner	-	-	-	1	**1**	1 N/A (Above Mod)	Building Permit Issued

Table B-9: RHNA Credit – Permitted Units by Project 2021-2025									
Permit Date Range	**Project Address (APN)**	**Unit Type / Tenure**	**VLI**	**Low**	**Mod**	**Above Mod**	**Total Units**	**Affordability Mechanism**	**Status**
05/13/2024	1030 Secretariat Cir, Unit B (APN 412-371-46)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted Affordability determined via a City-administered survey of ADU owners' intended rental price (2024 applications)	Building Permit Issued
05/21/2024	2147 Iris Pl (APN 426-151-34)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted Affordability determined via a City-administered survey of ADU owners' intended rental price (2024 applications)	Building Permit Issued
05/23/2024	1184 Dorset Ln (APN 141-141-07)	ADU / Renter	-	-	1	-	**1**	1 Non-Deed Restricted	Building Permit Issued
05/23/2024	1787 Panay Cir (APN 139-122-47)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted Affordability determined via a City-administered survey of ADU owners' intended rental price (2024 applications)	Building Permit Issued
05/28/2024	840 Sonora Rd (APN 141-542-10)	ADU / Renter	1	-	-	-	**1**	1 Non-Deed Restricted Affordability determined via a City-administered survey of ADU owners' intended rental price (2024 applications)	Building Permit Issued
06/04/2024	2570 Fordham Dr (APN 141-384-02)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted Affordability determined via a City-administered survey of ADU owners' intended rental price (2024 applications)	Building Permit Issued
06/06/2024	268 E 19th St (APN 426-281-16)	SFD / Owner	-	-	-	1	**1**	1 N/A (Above Mod)	Building Permit Issued
06/12/2024	695 Joann St, Unit C (APN 422-152-01)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted Affordability determined via a City-administered survey of ADU owners' intended rental price (2024 applications)	Building Permit Issued
06/25/2024	1592 Redlands Pl (APN 425-311-65)	SFD / Owner	-	-	-	1	**1**	1 N/A (Above Mod)	Building Permit Issued
06/25/2024	1594 Redlands Pl (APN 425-311-69)	SFD / Owner	-	-	-	1	**1**	1 N/A (Above Mod)	Building Permit Issued
06/26/2024	1104 Victoria St, Unit D (APN 422-041-41)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted Affordability determined via a City-administered survey of ADU owners' intended rental price (2024 applications)	Building Permit Issued
06/26/2024	1106 Victoria St, Unit D (APN 422-041-42)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted Affordability determined via a City-administered survey of ADU owners' intended rental price (2024 applications)	Building Permit Issued
07/03/2024	2155 Raleigh Ave (APN 422-403-11)	ADU / Renter	1	-	-	-	**1**	1 Non-Deed Restricted Affordability determined via a City-administered survey of ADU owners' intended rental price (2024 applications)	Building Permit Issued
07/10/2024	526 Pierpont Dr, Unit B (APN 418-033-16)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted Affordability determined via a City-administered survey of ADU owners' intended rental price (2024 applications)	Building Permit Issued
07/15/2024	1382 Garlingford St, Unit B (APN 141-022-04)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted Affordability determined via a City-administered survey of ADU owners' intended rental price (2024 applications)	Building Permit Issued
07/15/2024	471 Magnolia St, Unit B (APN 117-332-15)	ADU / Renter	-	-	1	-	**1**	1 Non-Deed Restricted	Building Permit Issued
07/16/2024	270 Albert Pl B (APN 426-084-18)	ADU / Renter	-	-	1	-	**1**	1 Non-Deed Restricted	Building Permit Issued
07/16/2024	1901 Tustin Ave, Unit B (APN 426-301-12)	ADU / Renter	-	-	1	-	**1**	1 Non-Deed Restricted	Building Permit Issued
07/17/2024	2157 Rural Ln, Unit B (APN 426-121-29)	ADU / Renter	-	-	1	-	**1**	1 Non-Deed Restricted	Building Permit Issued
07/23/2024	2033 National Ave (APN 422-494-34)	SFD / Owner	-	-	-	1	**1**	1 N/A (Above Mod)	Building Permit Issued
07/24/2024	806 Towne St, Unit B (APN 424-181-20)	ADU / Renter	1	-	-	-	**1**	1 Non-Deed Restricted Affordability determined via a City-administered survey of ADU owners' intended rental price (2024 applications)	Building Permit Issued
08/08/2024	2858 Serang Pl (APN 139-321-05)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted Affordability determined via a City-administered survey of ADU owners' intended rental price (2024 applications)	Building Permit Issued
08/20/2024	276 E 18th St, Unit B (APN 117-211-06)	ADU / Renter	1	-	-	-	**1**	1 Non-Deed Restricted Affordability determined via a City-administered survey of ADU owners' intended rental price (2024 applications)	Building Permit Issued

Table B-9: RHNA Credit – Permitted Units by Project 2021-2025									
Permit Date Range	**Project Address (APN)**	**Unit Type / Tenure**	**VLI**	**Low**	**Mod**	**Above Mod**	**Total Units**	**Affordability Mechanism**	**Status**
08/20/2024	2957 Andros St (APN 139-223-32)	ADU / Renter	1	-	-	-	**1**	1 Non-Deed Restricted Affordability determined via a City-administered survey of ADU owners' intended rental price (2024 applications)	Building Permit Issued
09/10/2024	2134 Orange Ave, Unit D (APN 426-141-41)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted Affordability determined via a City-administered survey of ADU owners' intended rental price (2024 applications)	Building Permit Issued
09/16/2024	212 E 19th St, Unit B (APN 426-271-21)	ADU / Renter	-	-	1	-	**1**	1 Non-Deed Restricted	Building Permit Issued
09/16/2024	929 Dahlia Ave, Unit B (APN 412-183-38)	ADU / Renter	1	-	-	-	**1**	1 Non-Deed Restricted Affordability determined via a City-administered survey of ADU owners' intended rental price (2024 applications)	Building Permit Issued
09/17/2024	913 20th St (APN 422-494-48)	ADU / Renter	-	-	-	1	**1**	1 N/A (Above Mod)	Building Permit Issued
09/19/2024	2021 Balearic Dr, Unit B (APN 139-454-05)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted Affordability determined via a City-administered survey of ADU owners' intended rental price (2024 applications)	Building Permit Issued
09/20/2024	275 Walnut St (APN 426-282-07)	SFD / Owner	-	-	-	1	**1**	1 N/A (Above Mod)	Building Permit Issued
09/25/2024	2513 Fordham Dr, Unit B (APN 141-424-28)	ADU / Renter	1	-	-	-	**1**	1 Non-Deed Restricted Affordability determined via a City-administered survey of ADU owners' intended rental price (2024 applications)	Building Permit Issued
09/25/2024	948 Serra Way, Unit B (APN 141-552-04)	ADU / Renter	1	-	-	-	**1**	1 Non-Deed Restricted Affordability determined via a City-administered survey of ADU owners' intended rental price (2024 applications)	Building Permit Issued
09/30/2024	458 E 18th St, Unit B (APN 117-332-29)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted Affordability determined via a City-administered survey of ADU owners' intended rental price (2024 applications)	Building Permit Issued
10/07/2024	1969 Federal Ave, Unit B (APN 422-512-05)	ADU / Renter	1	-	-	-	**1**	1 Non-Deed Restricted Affordability determined via a City-administered survey of ADU owners' intended rental price (2024 applications)	Building Permit Issued
10/07/2024	2533 Greenbriar Ln (APN 141-373-22)	ADU / Renter	1	-	-	-	**1**	1 Non-Deed Restricted Affordability determined via a City-administered survey of ADU owners' intended rental price (2024 applications)	Building Permit Issued
10/08/2024	3249 Nebraska Ln (APN 139-064-08)	ADU / Renter	1	-	-	-	**1**	1 Non-Deed Restricted Affordability determined via a City-administered survey of ADU owners' intended rental price (2024 applications)	Building Permit Issued
10/10/2024	2263 Rutgers Dr, Unit B (APN 419-054-10)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted Affordability determined via a City-administered survey of ADU owners' intended rental price (2024 applications)	Building Permit Issued
10/15/2024	2035 Pomona Ave, Unit 103 (APN 422-251-02)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted Affordability determined via a City-administered survey of ADU owners' intended rental price (2024 applications)	Building Permit Issued
10/15/2024	131 Albert Pl (APN 426-053-04)	ADU / Renter	-	-	1	-	**1**	1 Non-Deed Restricted	Building Permit Issued
10/21/2024	820 St Clair St (APN 141-546-03)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted Affordability determined via a City-administered survey of ADU owners' intended rental price (2024 applications)	Building Permit Issued
10/31/2024	165 Tulip Ln (APN 426-132-06)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted Affordability determined via a City-administered survey of ADU owners' intended rental price (2024 applications)	Building Permit Issued
11/04/2024	178 Virginia Pl, Unit C (APN 426-062-17)	ADU / Renter	-	-	1	-	**1**	1 Non-Deed Restricted	Building Permit Issued
11/07/2024	2161 Raleigh Ave, Unit B (APN 422-403-09)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted Affordability determined via a City-administered survey of ADU owners' intended rental price (2024 applications)	Building Permit Issued
11/07/2024	481 Flower St, Unit B (APN 117-342-17)	ADU / Renter	-	-	-	1	**1**	1 N/A (Above Mod)	Building Permit Issued

Table B-9: RHNA Credit – Permitted Units by Project 2021-2025									
Permit Date Range	**Project Address (APN)**	**Unit Type / Tenure**	**VLI**	**Low**	**Mod**	**Above Mod**	**Total Units**	**Affordability Mechanism**	**Status**
11/13/2024	840 Governor St (APN 422-432-29)	ADU / Renter	1	-	-	-	**1**	1 Non-Deed Restricted Affordability determined via a City-administered survey of ADU owners' intended rental price (2024 applications)	Building Permit Issued
11/14/2024	2103 Monrovia Ave, Unit B (APN 422-451-11)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted Affordability determined via a City-administered survey of ADU owners' intended rental price (2024 applications)	Building Permit Issued
11/15/2024	212 Broadway, Unit B (APN 425-403-04)	SFD / Renter	-	-	-	1	**1**	1 N/A (Above Mod)	Building Permit Issued
11/21/2024	2074 President Pl, Unit B (APN 422-494-19)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted Affordability determined via a City-administered survey of ADU owners' intended rental price (2024 applications)	Building Permit Issued
11/21/2024	2141 Aster Pl (APN 426-151-22)	ADU / Renter	-	-	1	-	**1**	1 Non-Deed Restricted	Building Permit Issued
12/03/2024	1822 Pomona Ave, Unit B (APN 424-241-40)	ADU / Renter	-	-	1	-	**1**	1 Non-Deed Restricted	Building Permit Issued
12/04/2024	136 Magnolia St (APN 425-451-26)	ADU / Renter	-	-	1	-	**1**	1 Non-Deed Restricted	Building Permit Issued
12/05/2024	2158 Myran Dr (APN tpn-021-01)	SFD / Owner	-	-	-	1	**1**	1 N/A (Above Mod)	Building Permit Issued
12/05/2024	498 Broadway, Unit B (APN 117-342-21)	ADU / Renter	-	-	1	-	**1**	1 Non-Deed Restricted	Building Permit Issued
12/05/2024	2156 Myran Dr (APN 422-203-10)	SFD / Owner	-	-	-	1	**1**	1 N/A (Above Mod)	Building Permit Issued
12/09/2024	1787 Hummingbird Dr, Unit B (APN 139-622-07)	ADU / Renter	1	-	-	-	**1**	1 Non-Deed Restricted Affordability determined via a City-administered survey of ADU owners' intended rental price (2024 applications)	Building Permit Issued
12/10/2024	2011 Baltra Pl, Unit B (APN 139-453-01)	ADU / Renter	1	-	-	-	**1**	1 Non-Deed Restricted Affordability determined via a City-administered survey of ADU owners' intended rental price (2024 applications)	Building Permit Issued
12/16/2024	1336 Garlingford St (APN 141-022-15)	ADU / Renter	-	-	1	-	**1**	1 Non-Deed Restricted	Building Permit Issued
12/23/2024	3065 Ceylon Rd (APN 139-164-06)	SFD / Owner	-	-	-	1	**1**	1 N/A (Above Mod)	Building Permit Issued
12/30/2024	2314 College Dr, Unit B (APN 141-484-19)	ADU / Renter	1	-	-	-	**1**	1 Non-Deed Restricted Affordability determined via a City-administered survey of ADU owners' intended rental price (2024 applications)	Building Permit Issued
12/31/2024	247 Knox St (APN 425-332-13)	SFD / Owner	-	-	-	1	**1**	1 N/A (Above Mod)	Building Permit Issued
01/08/2025	2113 Thurin St, Unit B (APN 419-172-32)	ADU / Renter	-	-	1	-	**1**	1 Non-Deed Restricted	Building Permit Issued
01/10/2025	899 Darrell St (APN 422-353-14)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted Affordability determined via applicant questionnaire and HCD's affordability calculator, based on anticipated rent and bedroom count (2025 applications)	Building Permit Issued
01/13/2025	1948 Meyer Pl, Unit A102 (APN 422-142-30)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted Affordability determined via applicant questionnaire and HCD's affordability calculator, based on anticipated rent and bedroom count (2025 applications)	Building Permit Issued
01/21/2025	959 W Paularino Ave, Unit B (APN 418-081-11)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted Affordability determined via applicant questionnaire and HCD's affordability calculator, based on anticipated rent and bedroom count (2025 applications)	Building Permit Issued
01/27/2025	214 Fairway Pl (APN 439-213-12)	SFD / Owner	-	-	-	1	**1**	1 N/A (Above Mod)	Building Permit Issued
01/30/2025	3146 Bray Ln, Unit B (APN 141-631-24)	ADU / Renter	-	-	1	-	**1**	1 Non-Deed Restricted	Building Permit Issued
02/03/2025	381 Hamilton St, Unit B101 (APN 419-181-19)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted Affordability determined via applicant questionnaire and HCD's affordability calculator, based on anticipated rent and bedroom count (2025 applications)	Building Permit Issued
02/03/2025	2837 Europa Dr, Unit B (APN 139-455-20)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted Affordability determined via applicant questionnaire and HCD's affordability calculator, based on anticipated rent and bedroom count (2025 applications)	Building Permit Issued
02/27/2025	440 Cabrillo St (APN 117-322-09)	SFD / Owner	-	-	-	1	**1**	1 N/A (Above Mod)	Building Permit Issued

Table B-9: RHNA Credit – Permitted Units by Project 2021-2025									
Permit Date Range	**Project Address (APN)**	**Unit Type / Tenure**	**VLI**	**Low**	**Mod**	**Above Mod**	**Total Units**	**Affordability Mechanism**	**Status**
03/05/2025	2205 Miner St, Unit B (APN 422-192-13)	ADU / Renter	-	-	-	1	**1**	1 N/A (Above Mod)	Building Permit Issued
03/12/2025	1959 Orange Ave, Unit B (APN 426-032-60)	ADU / Renter	1	-	-	-	**1**	1 Non-Deed Restricted Affordability determined via applicant questionnaire and HCD's affordability calculator, based on anticipated rent and bedroom count (2025 applications)	Building Permit Issued
03/19/2025	2273 Pomona Ave, Unit C (APN 422-372-32)	ADU / Renter	-	-	1	-	**1**	1 Non-Deed Restricted	Building Permit Issued
03/30/2025	2148 Rural Pl (APN 426-121-32)	ADU / Renter	-	-	1	-	**1**	1 Non-Deed Restricted	Building Permit Issued
04/03/2025	1040 El Camino Dr (APN 141-665-13)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted Affordability determined via applicant questionnaire and HCD's affordability calculator, based on anticipated rent and bedroom count (2025 applications)	Building Permit Issued
04/04/2025	2264 Federal Ave, Unit B (APN 422-364-07)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted Affordability determined via applicant questionnaire and HCD's affordability calculator, based on anticipated rent and bedroom count (2025 applications)	Building Permit Issued
04/09/2025	1034 Linden Pl, Unit B (APN 422-473-16)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted Affordability determined via applicant questionnaire and HCD's affordability calculator, based on anticipated rent and bedroom count (2025 applications)	Building Permit Issued
04/15/2025	266 Santo Tomas Ave, Unit 3 (APN 439-202-06)	ADU / Renter	1	-	-	-	**1**	1 Non-Deed Restricted Affordability determined via applicant questionnaire and HCD's affordability calculator, based on anticipated rent and bedroom count (2025 applications)	Building Permit Issued
05/01/2025	470 Flower St, Unit B (APN 117-341-15)	ADU / Renter	-	-	-	1	**1**	1 N/A (Above Mod)	Building Permit Issued
05/02/2025	317 Rochester St, Unit B (APN 425-013-19)	ADU / Renter	-	-	1	-	**1**	1 Non-Deed Restricted	Building Permit Issued
05/13/2025	2782 Mendoza Dr, Unit B (APN 141-627-04)	ADU / Renter	1	-	-	-	**1**	1 Non-Deed Restricted Affordability determined via applicant questionnaire and HCD's affordability calculator, based on anticipated rent and bedroom count (2025 applications)	Building Permit Issued
05/13/2025	1849 Kentucky Pl (APN 139-041-15)	SFD / Owner	-	-	-	1	**1**	1 N/A (Above Mod)	Building Permit Issued
05/19/2025	969 Grove Pl, Unit B (APN 422-481-31)	ADU / Renter	1	-	-	-	**1**	1 Non-Deed Restricted Affordability determined via applicant questionnaire and HCD's affordability calculator, based on anticipated rent and bedroom count (2025 applications)	Building Permit Issued
06/13/2025	363 Flower St, Unit B (APN 117-293-18)	ADU / Renter	-	-	1	-	**1**	1 Non-Deed Restricted	Building Permit Issued
06/17/2025	1918 Santa Ana Ave (APN 426-291-02)	SFD / Owner	-	-	-	1	**1**	1 N/A (Above Mod)	Building Permit Issued
06/25/2025	152 19th St (APN 426-031-28)	ADU / Renter	-	-	1	-	**1**	1 Non-Deed Restricted	Building Permit Issued
06/26/2025	243 22Nd St, Unit B (APN 426-144-11)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted Affordability determined via applicant questionnaire and HCD's affordability calculator, based on anticipated rent and bedroom count (2025 applications)	Building Permit Issued
06/30/2025	2235 Meyer Pl, Unit B (APN 422-182-05)	ADU / Renter	1	-	-	-	**1**	1 Non-Deed Restricted Affordability determined via applicant questionnaire and HCD's affordability calculator, based on anticipated rent and bedroom count (2025 applications)	Building Permit Issued
07/09/2025	2969 Bimini Pl, Unit B (APN 139-223-05)	ADU / Renter	1	-	-	-	**1**	1 Non-Deed Restricted Affordability determined via applicant questionnaire and HCD's affordability calculator, based on anticipated rent and bedroom count (2025 applications)	Building Permit Issued
07/11/2025	2099 Continental Ave, Unit B (APN 422-452-10)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted Affordability determined via applicant questionnaire and HCD's affordability calculator, based on anticipated rent and bedroom count (2025 applications)	Building Permit Issued
07/20/2025	1130 Austin St, Unit B (APN 141-603-10)	ADU / Renter	1	-	-	-	**1**	1 Non-Deed Restricted Affordability determined via applicant questionnaire and HCD's affordability calculator, based on anticipated rent and bedroom count (2025 applications)	Building Permit Issued

Table B-9: RHNA Credit – Permitted Units by Project 2021-2025									
Permit Date Range	**Project Address (APN)**	**Unit Type / Tenure**	**VLI**	**Low**	**Mod**	**Above Mod**	**Total Units**	**Affordability Mechanism**	**Status**
07/29/2025	2190 Pacific Ave, Unit B (APN 422-041-11)	ADU / Renter	-	-	-	1	**1**	1 N/A (Above Mod)	Building Permit Issued
08/06/2025	169 18th St (APN 425-415-20)	ADU / Renter	1	-	-	-	**1**	1 Non-Deed Restricted Affordability determined via applicant questionnaire and HCD's affordability calculator, based on anticipated rent and bedroom count (2025 applications)	Building Permit Issued
08/07/2025	1690 Minorca Pl (APN 139-322-04)	SFD / Owner	-	-	-	1	**1**	1 N/A (Above Mod)	Building Permit Issued
08/08/2025	2765 Mendoza Dr, Unit B (APN 141-682-02)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted Affordability determined via applicant questionnaire and HCD's affordability calculator, based on anticipated rent and bedroom count (2025 applications)	Building Permit Issued
08/12/2025	2034 President Pl, Unit B (APN 422-494-11)	ADU / Renter	-	-	1	-	**1**	1 Non-Deed Restricted	Building Permit Issued
08/14/2025	1652 Corsica Pl, Unit B (APN 139-185-06)	ADU / Renter	1	-	-	-	**1**	1 Non-Deed Restricted Affordability determined via applicant questionnaire and HCD's affordability calculator, based on anticipated rent and bedroom count (2025 applications)	Building Permit Issued
08/21/2025	485 18th St (APN 117-372-14)	SFD / Owner	-	-	-	1	**1**	1 N/A (Above Mod)	Building Permit Issued
08/22/2025	389 Princeton Dr, Unit B (APN 141-373-36)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted Affordability determined via applicant questionnaire and HCD's affordability calculator, based on anticipated rent and bedroom count (2025 applications)	Building Permit Issued
09/03/2025	1798 Kenwood Pl, Unit C (APN 424-263-18)	ADU / Renter	-	-	1	-	**1**	1 Non-Deed Restricted	Building Permit Issued
09/15/2025	362 Hamilton St, Unit B (APN 419-172-36)	ADU / Renter	-	-	1	-	**1**	1 Non-Deed Restricted	Building Permit Issued
09/16/2025	183 Rochester St, Unit B (APN 425-414-13)	ADU / Renter	-	-	-	1	**1**	1 N/A (Above Mod)	Building Permit Issued
09/19/2025	1956 Killdeer Cir (APN 139-473-08)	ADU / Renter	1	-	-	-	**1**	1 Non-Deed Restricted Affordability determined via applicant questionnaire and HCD's affordability calculator, based on anticipated rent and bedroom count (2025 applications)	Building Permit Issued
10/02/2025	2210 Raleigh Ave, Unit B (APN 422-401-12)	ADU / Renter	-	-	1	-	**1**	1 Non-Deed Restricted	Building Permit Issued
10/15/2025	3057 Killybrooke Ln (APN 141-033-28)	ADU / Renter	-	-	1	-	**1**	1 Non-Deed Restricted	Building Permit Issued
10/15/2025	219 Santa Isabel Ave (APN 119-092-23)	ADU / Renter	-	-	-	1	**1**	1 N/A (Above Mod)	Building Permit Issued
10/15/2025	2102 Santa Ana Ave, Unit E (APN 426-161-01)	ADU / Renter	-	1	-	-	**1**	1 Non-Deed Restricted Affordability determined via applicant questionnaire and HCD's affordability calculator, based on anticipated rent and bedroom count (2025 applications)	Building Permit Issued
10/16/2025	267 23rd St (APN 426-084-05)	SFD / Owner	-	-	-	1	**1**	1 N/A (Above Mod)	Building Permit Issued
10/27/2025	2552 Westminster Ave (APN 439-192-12)	SFD / Owner	-	-	-	1	**1**	1 N/A (Above Mod)	Building Permit Issued
10/29/2025	1412 Shamrock Ln, Unit B (APN 418-143-01)	ADU / Renter	-	-	1	-	**1**	1 Non-Deed Restricted	Building Permit Issued
11/04/2025	2558 Westminster Ave (APN 439-192-13)	SFD / Owner	-	-	-	1	**1**	1 N/A (Above Mod)	Building Permit Issued
11/10/2025	418 Ogle Cir, Unit B (APN 425-143-18)	ADU / Renter	1	-	-	-	**1**	1 Non-Deed Restricted Affordability determined via applicant questionnaire and HCD's affordability calculator, based on anticipated rent and bedroom count (2025 applications)	Building Permit Issued
11/12/2025	317 Robin Hood Ln, Unit B (APN 426-221-14)	ADU / Renter	-	-	-	1	**1**	1 N/A (Above Mod)	Building Permit Issued
11/12/2025	186 Costa Mesa St, Unit B (APN 426-032-09)	ADU / Renter	-	-	-	1	**1**	1 N/A (Above Mod)	Building Permit Issued
11/19/2025	2133 Orange Ave, Unit 2 (APN 426-131-15)	ADU / Renter	1	-	-	-	**1**	1 Non-Deed Restricted Affordability determined via applicant questionnaire and HCD's affordability calculator, based on anticipated rent and bedroom count (2025 applications)	Building Permit Issued
12/16/2025	1818 Viola Pl, Unit B (APN 424-241-15)	ADU / Renter	-	-	-	1	**1**	1 N/A (Above Mod)	Building Permit Issued
	TOTAL		**274**	**195**	**79**	**95**	**643**		

Appendix C

Summary of Community Outreach

Summary of Community Engagement

Section 65583 of the Government Code states that, "The local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." Meaningful community participation is also required in connection with the City's Assessment of Fair Housing (AFH). A summary of citizen participation is provided below.

As part of the 6th Cycle Housing Element Update process, the City of Costa Mesa has conducted extensive public outreach activities beginning in fall 2020. These recent outreach efforts included Virtual Townhall Meetings, District Specific Workshops, Stakeholder Meetings, City Council and Planning Commission Study Sessions, Online Community Survey, digital media and engagement, and noticed Public Hearings. Project materials, including recordings from townhall and public meetings, notices, and draft public review documents are available on the City's website: www.costamesaca.gov/housing-element-update.

Outreach for the 6th Cycle Housing Element to the Costa Mesa community includes the following actions:

- **Virtual Townhall Meeting #1** – The City conducted a virtual townhall meeting on November 18, 2020 for community members to come and learn about the Housing Element update process and provide initial feedback and guidance. The townhall was hosted in both Spanish and English. Advertising for the townhall included handouts and flyers, posts on the City's website, doorknob hangers, social media posts, text and email blasts, and outreach to local community organizations and faith-based organizations. A total of 78 participants attended the Townhall.
- **Subject Matter Expert Meetings** – Between February 9, 2020, and February 11, 2021, the City held meetings with various groups of professionals throughout the community to solicit topic-specific input as it relates to the Housing Element. These subject matter expert groups included Developers, Housing Advocates, and Homeless Assistance Providers.
- **District Specific Meetings** – On February 17th and 18th, 2021, the City held two district specific meetings to receive area-specific input from each Council District. The meetings allowed residents and local stakeholders from Council Districts 1-6 to provide recommendations on areas that can/cannot accommodate housing in their district, as well as provide insight on their district-specific needs and considerations as they relate to the Housing Element. Both meetings included a Spanish language breakout room for those who wished to participate in Spanish.
- **Targeted Focus Group Meetings** – Throughout the Housing Element Update period, the City focused outreach on sections of the community through Targeted Focus Meetings who are underrepresented in the planning process or who may not typically participate in community building processes. This included meetings with both English and Spanish-speaking faith-based community, organizations that provide services for those experiencing homelessness, the Costa Mesa Housing Coalition, the Costa Mesa Mobile Home Park Advisory committee, affordable and market-rate housing developers, and interested property owners and landowners.
- **Online Community Survey** – From November 19, 2020, to February 24, 2021, the City launched an online community survey to gather feedback and input regarding the Housing Element Update. There was a total of 465 survey respondents who participated. The survey was available in Spanish

and English. Participants were asked to consider existing housing and community needs and provide recommendations on the locations and types of housing that would best assist the City.

- Planning Commission Study Session – On March 1, 2021, the City held a Planning Commission Study Session to provide information regarding the status of the Housing Element. The study session informed the Planning Commission on the community outreach efforts to date, summarized housing and community demographics findings, and also provided an introduction to the sites analysis in order to meet the City's RHNA allocation.
- City Council Study Session – On March 23, 2021, the City held a City Council Study Session to provide information regarding the status of the Housing Element. The study session informed the City Council on the community outreach efforts to date, summarized housing and community demographics findings, and also provided an overview of the potential areas of the City that could be appropriate to include in the City's housing strategy.
- City Council and Planning Commission Joint Study Session – On April 27, 2021, the City held a joint study session with the City Council and Planning Commission. The intent of the study session was to provide and update and request feedback on the Housing Element Update's progress, including the Community Profile, opportunities and constraints to housing, and potential housing opportunities to meet the RHNA allocation.
- Virtual Townhall Meeting #2 – The City conducted a second virtual townhall meeting on September 2, 2021, to provide information about the Public Review Draft and information on how the community can provide feedback. The townhall was hosted in both Spanish and English. Advertising for the townhall included city-wide mailer, posts on the City's website, social media posts, text and email blasts, and outreach to local community organizations and faith-based organizations. A total of 69 participants attended the English Townhall and 7 participants attended the Spanish Townhall.
- City Council and Planning Commission Joint Study Session – On September 13, 2021, the City held a joint study session with the City Council and Planning Commission. The intent of the study session was to provide an update on the Public Review Draft and request feedback prior to submission of the Draft Housing Element to the State Department of Housing and Community Development.

This Appendix contains all public comments regarding the Housing Element received by the City at scheduled public meetings in 2020 and 2021. As required by Government Code Section 65585(b)(2), all written comments regarding the Housing Element made by the public have been provided to each member of the City Council.

2026 Housing Element Amendment

The 2026 Housing Element Amendment builds upon the City's broader Neighborhoods Where We All Belong community visioning and outreach process, which was initiated to implement Housing Element programs, rezone Housing Element Opportunity Sites, prepare objective design standards, and create new housing opportunities consistent with Measure K and state housing law.

C.1 Virtual Townhall Meeting #1

The section contains all townhall materials, handouts, flyers, PowerPoint presentation, as well as all available public comments provided during the meeting. Public comments were received verbally and in written form through the Zoom chat. A video recording of the virtual townhall is available at www.costamesaca.gov/housing-element-update.

C.2 Online Community Survey

This section contains an outline of the survey questions, summary of survey comments, and total survey results. The survey was made available on the City's webpage and survey results were presented to the City Council.

C.3 Subject Matter Expert Meetings

This section contains notes and meeting materials provided during the meetings. These include virtual stick-notes and online polling exercises.

C.4 District Specific Meetings

The section contains all district specific meetings materials, flyers, PowerPoint presentation, participant activities, as well as all available public comments provided during the meetings. Public comments were received verbally and in written form through the Zoom chat. A video recording of each meeting is available at www.costamesaca.gov/housing-element-update.

C.5 Targeted Focus Meeting Notes

The section contains a summary of the targeted focus meetings held with: English and Spanish-speaking faith-based community, organizations that provide services for those experiencing homelessness, the Costa Mesa Housing Coalition, the Costa Mesa Mobile Home Park Advisory committee, affordable and market-rate housing developers, and interested property owners and landowners.

C.6 Planning Commission Study Session

The section contains all study session materials, PowerPoint presentation, and all available public comments provided during the March 1, 2021, study session. Public comments were received verbally and in written form through the Zoom chat.

Agenda: https://www.costamesaca.gov/home/showpublisheddocument/46937/637502847448170000

Video Recording: https://costamesa.granicus.com/player/clip/3670?view_id=10&redirect=true

C.7 City Council Study Session

The section contains all study session materials, PowerPoint presentation, and all available public comments provided during the March 23, 2021, study session. Public comments were received verbally and in written form through the Zoom chat.

Agenda: https://www.costamesaca.gov/home/showpublisheddocument/47187/637516952381070000

Minutes: https://www.costamesaca.gov/home/showpublisheddocument/47746/637552180849270000

Video Recording: https://costamesa.granicus.com/player/clip/3697?view_id=10&redirect=true

C.8 City Council/Planning Commission Study Session

The section contains all study session materials, PowerPoint presentation, and all available public comments provided during the April 27, 2021, study session. Public comments were received verbally and in written form through the Zoom chat.

Agenda: https://www.costamesaca.gov/home/showpublisheddocument/47682/637551264967530000

Minutes: https://www.costamesaca.gov/home/showpublisheddocument/48002/637571885573630000

Video Recording: https://costamesa.granicus.com/player/clip/3710?view_id=10&redirect=true

C.9 Virtual Townhall Meeting #2

The section contains all townhall materials, handouts, flyers, PowerPoint presentation, as well as all available public comments provided during the meeting. Public comments were received verbally and in written form through the Zoom chat. A video recording of the virtual townhall is available at www.costamesaca.gov/housing-element-update.

C.10 City Council/Planning Commission Study Session

The section contains all study session materials, PowerPoint presentation, and all available public comments provided during the September 13, 2021, study session. Public comments were received verbally and in written form through the Zoom chat.

Agenda: https://costamesa.legistar.com/View.ashx?M=PA&ID=892974&GUID=2EC89CD4-EDE7-461F-8127-922507F6D3D6

Public Comments: https://costamesa.legistar.com/View.ashx?M=E3&ID=892974&GUID=2EC89CD4-EDE7-461F-8127-922507F6D3D6

C.11 Rezone - Round 1 Community Visioning: July 2025 to October 2025

The first round of community visioning for Neighborhoods Where We All Belong (NWWAB) was conducted between July and October 2025. NWWAB is the City's comprehensive initiative to implement Housing Element programs, comply with State housing law, and plan for future housing opportunities in Costa Mesa. The first round of outreach was intended to introduce the community visioning process, explain its purpose and objectives, establish communication channels, encourage meaningful public participation, and satisfy community engagement requirements associated with Measure K and the Housing Element.

Round 1 utilized a variety of outreach methods, including a citywide open house, community workshops, focused stakeholder discussions, pop-up events, a walking tour, and an online survey. More than 545 participants engaged in the process, generating 354 written comments, 460 prioritization responses, 135 mapped locations on community maps, 342 online prioritization responses, and 21 walking tour and design activity responses.

Community feedback emphasized the need for a diverse range of housing opportunities, including affordable homeownership and mixed-use development, to serve households of different sizes, ages, and income levels. Participants also identified several key considerations for future development, including high-quality design, parking, infrastructure capacity, traffic, neighborhood compatibility, open space, landscaping, tree canopy, multimodal transportation, walkability, access to gathering spaces, and transparency throughout the planning process.

To ensure broad community participation, the City also conducted geographically focused outreach activities in the Harbor Boulevard/Newport Boulevard corridor, Westside Costa Mesa, and North Costa Mesa/SoBECA areas. Additional engagement included pop-up events at local businesses and community events, including the Hispanic Heritage Celebration and ArtVenture, as well as a Fair Housing Workshop.

In recognition of the City's inclusive outreach efforts, the Orange Section of the American Planning Association awarded the City of Costa Mesa the Opportunity and Empowerment Award of Merit in May 2026 for the first round of NWWAB community visioning and outreach.

A summary of the first round is available online: https://www.costamesaneighborhoods.com/resources

A recording of the NWWAB welcome video is available in English here: https://www.youtube.com/watch?v=r-rT-7xxL2U

A recording of the NWWAB welcome video is available in Spanish here: Vecindarios Donde Todos Pertenecemos

NWWAB Westside Walking Tour and Workshop materials: Round1-Westside — Costa Mesa Neighborhoods Where We All Belong

NWWAB North Costa Mesa and SoBECA Workshop materials:
https://www.costamesaneighborhoods.com/round1-harbornewport-2

NWWAB Newport and Harbor Boulevards Workshop materials:
https://www.costamesaneighborhoods.com/round1-harbornewport

C.12 Rezone - Round 2 Community Visioning: March 2026

The second round of community visioning and outreach occurred in March 2026, building upon the input received during Round 1. This phase of outreach focused on informing the community that zoning updates for Housing Element sites were being expedited to maintain compliance with State housing law and presenting preliminary technical concepts for public review. These concepts included proposed zoning regulations, the Mixed-Use Overlay District (MUOD), and the introduction of Objective Design Standards (ODS).

A primary objective of Round 2 was to demonstrate how community input from Round 1 had been considered and incorporated into the development of the preliminary technical documents. The City conducted three public workshops on March 2, March 5, and March 7, 2026, including both in-person and virtual participation opportunities. In addition, two focused discussions regarding the MUOD were held with community organizations, property owners, and development stakeholders.

Round 2 outreach materials included informational boards, zoning regulation exhibits, workshop presentations, and interactive input activities. Materials were provided in both English and Spanish, and the virtual workshop was recorded and made available on the project website.

Round 2 solicited community feedback on specific zoning and design topics, including permitted uses within the MUOD, requirements for commercial space in mixed-use developments, open space standards, building and site design, parking regulations, and proposed Objective Design Standards. Participants provided input on a range of potential permitted uses, including retail, personal services, restaurants, arts and entertainment venues, family and social services, indoor recreation, medical services, office and workplace uses, and hotels and motels.

A summary of the second round of community outreach is available online here: Resources — Costa Mesa Neighborhoods Where We All Belong

A Let's Talk Costa Mesa interview about the second round of outreach is available online here: https://youtube.com/shorts/OCH9XEuqrzg?si=dWojNUnWVft4OsAp

A recording of the virtual workshop in English is available online here:
https://www.youtube.com/watch?v=2el_mez9g9o

A recording of the virtual workshop in Spanish is available online here:
https://www.youtube.com/watch?v=xinhpyLfgQE

Materials from the Round 2 Workshop at Norma Hertzog Community Center are available here: https://www.costamesaneighborhoods.com/round2-workshop1

Materials from the Round 2 Workship at the Costa Mesa Senior Center are available here: https://www.costamesaneighborhoods.com/round2-workshop3

C.13 Public Meetings and Hearings Related to Rezoning and the Housing Element

In addition to community workshops and pop-up events, the City held public study sessions and hearings related to the Housing Element, rezoning, and zoning amendments. These included Planning Commission and City Council meetings beginning in late 2025 and continuing into 2026. Specifically, on November 4, 2025; November 10, 2025; December 8, 2025; January 26, 2026; February 9, 2026; February 23, 2026; March 17, 2026; and April 7, 2026. These public hearings were focused on informing decision makers and the public of the need to shift direction to expedite the rezoning of the Housing Element sites for state compliance. In addition, these public hearings introduced the new impacts of changing state legislation, including Senate Bill (SB) 131 and the California Court of Appeal decision in New Commune DTLA LLC v. City of Redondo Beach, and how they affect the proposed zoning regulations for Housing Elements sites. Furthermore, and as a result of the impacts from new state legislation, the City received requests from property owners to add sites and remove several sites from the Housing Element Inventory. Additional public hearings were held to discuss these requests and ultimately amend the City's Sixth Cyle Housing Element sites inventory.

The March 17, 2026 and April 7, 2026 City Council meetings included specific actions related to the Sixth Cycle Housing Element, including adding two Housing Element Opportunity Sites, removing 17 Housing Element Opportunity Sites, rezoning Housing Element Opportunity Sites through the MUOD, implementing Housing Element programs via revisions to the City's Zoning Ordinance and a specific plan.

The following meeting agendas include items related to the rezoning of Housing Element sites:

- November 4, 2026 City Council update on community engagement: https://costamesa.legistar.com/LegislationDetail.aspx?ID=7717330&GUID=AB220AB9-B3EC-4DAE-A1CE-D1620DCE9C58
- November 10, 2026 Planning Commission update on community engagement: https://costamesa.legistar.com/LegislationDetail.aspx?ID=7725804&GUID=F6AACD62-DC13-4F57-AE23-CA4A99B0D519
- December 8, 2025 Planning Commission Study Session on the approach to rezoning: https://costamesa.legistar.com/LegislationDetail.aspx?ID=7773717&GUID=27C0C59C-E645-40FE-9970-1CF616A43895
- January 26, 2026 Planning Commission overview of the proposed rezoning 6th Cycle Housing Element sites and related amendments: https://costamesa.legistar.com/LegislationDetail.aspx?ID=7826361&GUID=F156048D-17ED-4207-AD1F-00C34ADD4BC9

- February 9, 2026 Planning Commission recommendation of approval of the rezoning and related amendments: https://costamesa.legistar.com/LegislationDetail.aspx?ID=7869925&GUID=46ADE2E0-93B1-4307-BB85-FCF45BA3A0C2
- February 23, 2026 Planning Commission recommendation of amending the 6th Cycle Housing Element to add and remove sites: https://costamesa.legistar.com/LegislationDetail.aspx?ID=7922544&GUID=692D0434-F1D3-4FC7-A9F2-21B75AC2D44B
- March 17, 2026 City Council amendment of the 6th Cycle Housing Element to add and remove sites: https://costamesa.legistar.com/LegislationDetail.aspx?ID=7949568&GUID=2DF17F34-C15C-4BEA-8151-5AA7F42D7753
- March 17, 2026 City Council first reading to rezone the remaining Housing Element sites and related amendments: https://costamesa.legistar.com/LegislationDetail.aspx?ID=7949569&GUID=A43BC48B-BB4A-4B37-9245-5F818392F704
- April 7, 2026 City Council second reading of the rezoning of Housing Element sites and related amendments: https://costamesa.legistar.com/LegislationDetail.aspx?ID=7969847&GUID=67D7ED02-CEB9-4795-9C70-1915758F32C9

C.14 HE Amendment - Outreach to Property Owners

Following recent changes to State housing law, including Senate Bill 131 and the California Court of Appeal decision in *New Commune DTLA LLC v. City of Redondo Beach*, the City initiated targeted outreach to property owners whose properties were included in the City's Sixth Cycle Housing Element Sites Inventory. The outreach informed property owners of the legislation and court decisions and their potential implications for Housing Element sites.

The correspondence explained that, pursuant to the court's decision, Housing Element sites intended to satisfy the Regional Housing Needs Allocation (RHNA) must allow residential development at a minimum density of 20 dwelling units per acre and require that at least 50 percent of new development on each site be residential. These requirements are also consistent with the court's findings in *Martinez v. City of Clovis* (2023).

Following distribution of the notices, City staff conducted extensive follow-up outreach, including telephone calls, emails, and in-person and virtual meetings with affected property owners. Discussions focused on the implications of recent State legislation and court decisions, site suitability, redevelopment potential, and future development opportunities. The City also met with property owners interested in having their properties considered for inclusion in the Housing Element Sites Inventory.

This outreach resulted in several written requests from property owners seeking either removal from or addition to the Housing Element Sites Inventory. These requests informed, in part, the amendments to the Sixth Cycle Housing Element adopted by the City Council on March 17, 2026.

As a result of the March 17, 2026 City Council actions, the City initiated a "no net loss" analysis and entered the 180-day period required under State law to amend the Housing Element and identify adequate sites to maintain capacity to accommodate the City's RHNA allocation. As part of this effort, the City conducted additional outreach to property owners whose sites were being considered for inclusion in the amended Housing Element Sites Inventory. The purpose of this outreach was to notify property owners that their properties were under consideration and to provide an opportunity to share information regarding site availability, redevelopment interest, existing uses, ownership considerations, development constraints, and future plans.

Following the March 17, 2026 City Council actions, City staff continued to receive inquiries from property owners and conducted additional meetings regarding the Housing Element Sites Inventory. During this period, one property owner requested removal of a site located at 3333 Susan Street from the inventory, while several other property owners requested that their properties be added. Between March 17 and June 8, 2026, the City received five additional written requests from property owners seeking inclusion in the Housing Element Sites Inventory.

On May 15, 2026, the City conducted a second round of outreach to property owners with sites currently included in, or proposed for inclusion in, the Housing Element Sites Inventory. Outreach methods included mailed notices, telephone calls, emails, and in-person and virtual meetings. The outreach explained the purpose of the Housing Element Amendment, the relationship between the Sites Inventory and the City's RHNA obligations, and the potential implications of identifying a property as a Housing Element site. Property owners were also encouraged to participate in the Round 3 community outreach activities and review the revised Housing Element during the public review period from June 8 through June 15, 2026.

Property owner outreach provided valuable information regarding site feasibility, redevelopment potential, and ownership considerations. Feedback received through this process informed the refinement of the amended Sites Inventory, including decisions regarding site additions, removals, and further evaluation. This outreach helped ensure that the amended Sites Inventory reflects realistic development assumptions and current property owner interests.

Outreach Methods: Mailed notices, telephone calls, emails, and in-person and virtual meetings.

Outreach Period: December 2025 through June 2026.

Summary of Feedback: Feedback varied among property owners. Some sought additional information regarding the implications of recent State legislation and court decisions on future development opportunities. Others expressed concerns that changes in State law and court interpretations altered the assumptions under which their properties were originally included in the Housing Element Sites Inventory, particularly where residential development is now required rather than permitted as an additional development option. These property owners subsequently requested removal from the Sites Inventory. Conversely, several property owners viewed the updated regulatory framework and streamlined approval

processes as an opportunity to facilitate residential or mixed-use redevelopment and submitted requests to have their properties added to the Sites Inventory.

Effect on the Sites Inventory: Feedback received through the outreach process directly informed revisions to the Housing Element Sites Inventory. Consistent with direction provided by the Planning Commission and City Council during hearings between December 2025 and March 2026, the City considered property owner requests for inclusion or removal from the Sites Inventory when preparing the amended Housing Element. The resulting Sites Inventory reflects both current State law requirements and property owner input regarding redevelopment interest and site availability.

C.15 HE Amendment – Open House: June 3, 2026

The City held an in-person public Open House on June 3, 2026, to provide information about the additional Housing Element sites, MUOD, objective design standards, other related Zoning Code updates, and receive community input. The workshop provided an opportunity for residents, property owners, business owners, community organizations, and other interested parties to learn about the purpose of the amendment, the City's RHNA obligation, proposed changes to the sites inventory, and the relationship between the amendment and prior Housing Element implementation efforts. The Open House included a presentation followed by opportunities for public questions and comments. Topics discussed included the revised sites inventory, proposed densities, development regulations, RHNA capacity and buffer, affordable housing opportunities, AFFH, zoning, development standards and environmental review. Participants were invited to provide feedback on the proposed approach and identify any questions or concerns related to the Housing Element Amendment. The workshop also helped ensure that the community had an opportunity to review and comment on the amendment before formal adoption hearings.

Open House Workshop materials: https://www.costamesaneighborhoods.com/round3-openhouse

Summary of Feedback: Comments emphasized that population growth, job opportunities, and new housing development can support one another when planned together. Several participants expressed concern regarding traffic and not having a minimum parking requirement for development on Housing Element sites and other MUOD sites. Others expressed a desire to focus on walkability, bike-friendly design, and public transit. Participants encouraged housing that is affordable to young families, older adults, and residents who need access to nearby schools, daily services, and amenities. Comments also noted the importance of considering public service and facility impacts as future housing is planned, particularly in areas expected to accommodate more units, such as north of the I-405.

C.16 HE Amendment – Focus Group Meetings

The City conducted two focused stakeholder discussions on June 10, 2026 to gather feedback from key community partners, affordable housing providers, developers, and interested groups. These focused discussions were intended to supplement broader public outreach by providing opportunities for more in-depth discussion with stakeholders who may have direct experience with housing development, affordable

housing, fair housing, addressing homelessness, tenant issues, business interests, neighborhood concerns, or providing community services.

Summary of Feedback: Participants discussed expanding incentives for affordable and workforce housing, citing growing affordability challenges and displacement of long-time residents, particularly seniors and families. They recommended providing more visual aids to help community members understand proposed regulations and proposed projects.

Stakeholders from the development community emphasized the need to improve permit review efficiency, including increasing staff capacity, and providing earlier opportunities for affordable housing applicants to receive clarification during the multi-department review process.

Participants also encouraged the City to advocate for more community amenities such as "third spaces" for gatherings, schools, and parks in areas planned for higher-density housing, including the Westside and areas north of the I-405. They noted that walkable community amenities and other benefits may help offset concerns about parking and traffic.

Comments also focused on affordability, with stakeholders encouraging the City to work with developers and housing organizations to support housing that is affordable to a range of income levels. Discussions included opportunities to establish a preference for current and former Costa Mesa residents on affordable housing interest or waiting lists. Participants also asked for greater clarity on how "affordable" is defined, how faith-based organization may be part housing solutions, how the Inclusionary Housing Ordinance relates to the Housing Element update, and how incentives could help offset development costs while encouraging affordable housing production throughout the community.

C.17 Mailers and Public Notices

To support public awareness of the 2026 Housing Element amendments and public comment period, the City distributed bilingual postcards to all residential units in the City, letters to the existing and proposed Housing Element site property owners, posted an ad in the Daily Pilot, published multiple articles in the City Hall Snapshot online newsletter, emailed the NWWAB and Housing Element interest lists, and shared several promotional videos on the City's YouTube and social media accounts. Post cards about the Neighborhoods Where We All Belong effort were mailed to all residential postal customer addresses in the City in July 2025, February 2026, and May 2026. The post card sent in May 2026 specifically called out the Housing Element public review period.

COMMUNITY DEVELOPMENT DEPARTMENT

Scan the QR code for the Housing Element webpage.

August 5, 2026

Subject: Housing Element Sites

Dear Costa Mesa Property Owner,

In 2022, the City of Costa Mesa adopted the Sixth Cycle (2021–2029) Housing Element, which commits the City to encourage and facilitate housing development. On March 17, 2026, the City Council amended the Sixth Cycle (2021-2029) Housing Element to remove 17 Housing Element Opportunity Sites and rezone the remaining sites. Following these actions, and in accordance with "No Net Loss" provisions of state Planning and Zoning Law (Gov't Code § 65863), the City has 180 days to identify new Housing Element Opportunity sites to accommodate the City's Regional Housing Needs Allocation and buffer (10-15 percent).

You are receiving this notice because your property is an existing, newly proposed, or former Housing Element Opportunity Site. The City anticipates increasing development opportunities on Housing Element sites by applying a Mixed-Use Overlay so projects impacting 50 percent or more of the existing development would need to include at least 50 percent residential use. Learn more about the Housing Element online via https://www.costamesaca.gov/housing-element-update or by scanning the QR code. **For more specific information about the Housing Element status of your property and/or to be added to the Housing Element interest email list, please email neighborhoods@costamesaca.gov.**

The Planning Commission will be holding a Special Planning Commission meeting on August 17, 2026, to review and make a recommendation on the proposed Housing Element amendment. Please see the enclosed public notice for meeting details.

Favor de comunicarse con la Secretaria Municipal al (714) 754-5225 para solicitar servicios de interpretación.

Sincerely,

Michelle Halligan, Senior Planner

Enclosed: August 17, 2026 Planning Commission Public Notice

77 FAIR DRIVE, POST OFFICE BOX 1200, COSTA MESA CA. 92628-1200
Building Safety Division (714) 754-5273 Community Improvement Division (714) 754-5638
Housing & Community Development (714) 754-4870 Planning Division (714) 754-5245
www.costamesaca.gov

OFFICIAL PUBLIC NOTICE

CITY OF COSTA MESA
GENERAL PLAN HOUSING ELEMENT AMENDMENT (PCTY-26-0003)

NOTICE IS HEREBY GIVEN that the Planning Commission will hold a public hearing on the following item at a Special Planning Commission Meeting:

Housing Element Amendment. The Planning Commission will be holding a public hearing regarding the proposed amendment to the General Plan Housing Element on August 17, 2026 at a Special Planning Commission Meeting. The proposed amendment would describe program implementation progress and identify new sites to accommodate the Regional Housing Needs Allocation (RHNA). The Planning Commission will consider and make a recommendation to the City Council.

Environmental Determination: The proposed amendments implement a schedule of actions contained in the approved Housing Element pursuant to Government Code Section 65583 and do not allow the construction of a distribution center, or oil and gas infrastructure. Therefore, the proposed amendments are statutorily exempt from California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.085 (adopted by Senate Bill 131). However, a Draft Program Environmental Impact Report was prepared to analyze potential impacts of rezoning Housing Element and Measure K sites (an effort also known as Neighborhoods Where We All Belong), and identify measures to mitigate environmental effects. The Draft Program Environmental Impact Report is available on the City's website as of Tuesday, June 16, 2026. https://www.costamesaca.gov/government/departments-and-divisions/economic-and-development-services/planning/environmental-notices-and-reports

The Public Hearing will be held as follows:

DATE: Monday, August 17, 2026

HEARING TIME & LOCATION: 6:00 PM or as soon as possible thereafter, City Hall Council Chambers, 77 Fair Drive, Costa Mesa, CA; and virtual locations

Additional Information: For more information, call (714) 754-5245, or email planninginfo@costamesaca.gov. Planning Division staff are available from 8:00 AM to 5:00 PM Monday through Thursday and alternating Fridays, except specified holidays. All interested parties may submit comments to the Planning Commission in regard to this application. Please refer to the Planning Commission meeting agenda for instructions regarding how to participate in the meeting. The Planning

Commission meeting agenda and staff report will be posted online 72 hours prior to the meeting at: https://costamesa.legistar.com/Calendar.aspx. Members of the public may submit comments via email to PCPublicComments@costamesaca.gov. Comments received by **12:00 PM** on the date of the meeting will be provided to the Planning Commission, made available to the public, and will be part of the meeting record. Any written communications, photos, PowerPoints or other materials for distribution to the Planning Commission must be 10 pages or less and submitted to the City **NO LATER THAN 12:00 PM** on the day of the hearing via email or submitted to the Planning Department on a flash drive, or mailed to the Planning Department. All materials, pictures, PowerPoints, and videos submitted for display at a public meeting must be previously reviewed by staff to verify appropriateness for general audiences. No links to YouTube videos or other streaming services will be accepted. A direct video file will need to be emailed to staff prior to each meeting in order to minimize complications and to play the video without delay. The video must be one of the following formats: .mp4, .mov, or .wmv. Only one file may be included per speaker for public comments. Please note that materials submitted by the public that are deemed appropriate for general audiences will not be redacted in any way and will be posted online as submitted, including any personal contact information. If you challenge this project in court, you may be limited to raising only those issues you, or someone else raised, during the public hearing or in written correspondence submitted to the City, during or prior to, the public hearing.

Under California Government Code Section 65009, if you challenge the nature of the proposed action in court, you may be limited to raising only the issues you or someone else raised regarding the matter described in this notice or written correspondence delivered to the City at or before the time and date of the determination.

Favor de comunicarse con la Secretaria Municipal al (714) 754-5225 para solicitar servicios de interpretación de idioma para las juntas de la Ciudad. Se pide notificación por lo mínimo 48 horas de anticipación, esto permite que la Ciudad haga los arreglos necesarios.

C. 18 Planning Commission

The section contains all materials, PowerPoint presentation, and all available public comments provided during the August 17, 2026 session. Public comments were received verbally and in written form through the Zoom chat.

Agenda: https://costamesa.legistar.com/View.ashx?M=A&ID=1436219&GUID=7764137B-AF15-4922-8FC5-93FCC2FD99EB

Video Recording: https://costamesa.granicus.com/player/clip/4423?view_id=14&redirect=true

C. 19 City Council

To be updated Summer/Fall 2026.

C.20 Public Comments

The section contains all public comments submitted throughout the Housing Element Update and during the Public Review Period. Comments were submitted through the Public Review Period feedback form and by email to City Staff. Public comments provided during the Townhall Meeting, Subject Matter Expert Meeting, District Meetings, Planning Commission and City Council Study Sessions, and Public Hearings are provided in the sections above.

November 2022 Public Review Comments

Prior to resubmittal of the Housing Element to the State Department of Housing and Community Development (State HCD), the City of Costa Mesa provided the document to the public, including those who requested to be updated on its progress, for the required seven days before resubmitting to State HCD. The City posted the revised document on the City's website on November 8, 2022. The City received public comments from four individuals regarding the document and considered their content in preparation of this draft document resubmittal. Three of those comments were provided to City Council prior to the public hearing on November 15th, 2022 and one was received after the deadline. All letters are included within this section for reference.

As stated in the comment letters, many of the comments received had been previously considered in prior drafts of the Housing Element. The City worked with the community, decision-makers, and HCD in response to these questions and others in preparing the draft document

June 2026 Public Review Comments

Assembly Bill 215 Compliance

The City complied with the public review requirements of Assembly Bill 215 (AB 215, Chapter 342, Statutes of 2021). In May 2026, the City mailed a post card advertising the Housing Element public review and comment period to over 41,000 residential addresses in the community. The draft Housing Element Amendment was posted on the City's website on June 8, 2026 and was open for public review and comment through June 15, 2026. Members of the public were also able to review the draft Housing Element sites inventory at the June 3, 2026 community Open House prior to the public comment period.

Additionally, the City emailed a link to the draft amendment to individuals and organizations that had previously requested notices related to the City's Housing Element, as well as to an interest list specific to implementing Measure K and other Housing Element programs. The City also published an article with the link to the draft Housing Element in the City Hall Snapshot, an online newsletter that is emailed to approximately 10,000 accounts. The public was provided with advance notice and an opportunity to review and comment on the draft amendment during the 7-day public comment period.

The City received nine Housing Element-specific public comment letters from residents and stakeholders during the public review period. These comments were reviewed and considered, and revisions were incorporated into the draft, as applicable, prior to submittal to HCD.

August 2026 Public Review Comments

Following a 7-day public review period held from June 8–15, 2026, the City submitted the draft amendment to HCD for review. HCD subsequently provided preliminary comments requesting additional clarifying information regarding the sites inventory and overall RHNA approach. The City incorporated those revisions and reposted the amendment for an additional 7-day public review period from August 12–19, 2026. During this period, the City received written comments, as well as in-person testimony and comments at the August 17, 2026 Planning Commission hearing. Comments addressed a range of topics, including the distribution and density of housing sites, requests to remove specific properties from the sites inventory (which the City incorporated), requests to add additional properties to the inventory (most of which are not designated Measure K sites and therefore could not be incorporated into the Housing Element at this time, though the City will continue those conversations), and technical corrections to zoning and density references within the document. The Planning Commission held a hearing on August 17, 2026, and recommended City Council adoption of the Housing Element, as revised to incorporate applicable public comments and HCD review comments.

Submitted On	Name	Email	Comment
06/12/2026 20:26:49	Carol [redacted]		Since my main focus is senior housing it does not seem to me that a designated area is in place for just seniors. I hope I am missing this information from the over view. I would love to see a senior village were shopping, services, recreation and reflects area.
06/15/2026 16:02:25	Alejandro [redacted]	@unitedwayoc.org	United to End Homelessness writes today to comment on the Revisions to the Housing Element Update. We appreciate the opportunity to provide comments regarding the proposed revisions to the City's Housing Element. Orange County continues to face an unprecedented housing affordability and homelessness crisis. The shortage of housing options at all income levels, particularly affordable and permanent supportive housing, continues to place increasing pressure on working families, seniors, young adults, and individuals experiencing or at risk of homelessness. Costa Mesa plays a critical role in addressing this regional challenge. As you may know, housing affordability is a persistently growing challenge throughout Orange County as home and rent prices continue to climb. Due to these rising costs, more than 1 in 3 households (34%) fall below the Real Cost Measure. Because of this, we encourage the city to adopt a Housing Element that meaningfully expands on housing opportunities for current and future residents. Specifically, we support efforts that: •Increase housing capacity through implementable rezoning strategies; •Encourage the development of multifamily and mixed-use housing near jobs, transportation, and services; •Expand opportunities for affordable and permanent supportive housing development; and •Provide clear implementation timelines and accountability measures to ensure housing goals are achieved. The lack of affordable housing is cited as the primary reason for homelessness, adding more affordable housing will prevent community members from experiencing homelessness. Thank you for your support of these developments. I want to encourage you to continue to support initiatives that will increase the opportunities for people to end their homelessness. We are grateful to you for your willingness to improve the lives of those in-need in our community.

From: Jennifer [redacted]
To: HALLIGAN, MICHELLE
Cc: Neighborhoods
Subject: Not informed! Re: Costa Mesa Open House Neighborhoods
Date: Thursday, June 4, 2026 4:48:20 PM

Dearest Michelle,
Great seeing you last night at Senior Citizen Center.
I've walked most homes on Center St.
Not one resident knew about the high rises on 19th street. Nor did El Toro Bravo or Smart n Final managers .
Are you aware of this?
I'm on your email… confusing..
please sent postcards … you've got so much you need to target even door to door w mailers… not by text or email.

I created this doc and placed your email. Please please please communicate more hands on in person and snail mail mailer. Knock knock …

Residents are horrified.

Sincerely,

Jennifer [redacted]
"To know God and Make Him known. Be filled with love, joy, peace, patience, kindness, goodness, faithfulness and self-control in the power and might of the Fruit of the Holy Spirit" Bible -My purpose statement

On Tue, Jun 2, 2026 at 5:58 PM HALLIGAN, MICHELLE <MICHELLE.HALLIGAN@costamesaca.gov> wrote:

> Please join us at the Neighborhoods Where We All Belong Open House on Wednesday, June 3rd, from 6 to 8 PM, at the Costa Mesa Senior Center, 695 W. 19th Street. We will discuss the draft updates to the Zoning Code, new objective design standards, draft amendments to specific plans and some General Plan elements for consistency with Housing Element implementation, as well as draft additional Housing Element sites. The City is preparing to update the Housing Element sites inventory to achieve adequate capacity and make other updates to reflect implementation progress. This is part of the City's effort to obtain certification from the California Department of Housing and Community Development. You can fill out a comment card at the event, use the project website comment form, or email comments on the draft documents to neighborhoods@costamesaca.gov.
>
> Neighborhoods Where We All Belong website: https://www.costamesaneighborhoods.com/
>
> Please note that the chapters of the Housing Element that are proposed to have targeted

revisions will be posted to the City's website and the Neighborhoods Where We All Belong website on June 8, 2026. The official Housing Element public comment period is June 8 to June 15, 2026. Please provide your comments on the proposed technical update to the Housing Element by emailing neighborhoods@costamesaca.gov or through the project website comment form during that timeframe. A copy of the draft technical update to the Housing Element will be available on the 2nd floor of City Hall June 8 to June 15, 2026. Comments can also be provided by leaving them with the receptionist on the 2nd floor of City Hall during regular business hours.

City of Costa Mesa Housing Element webpage:
https://www.costamesaca.gov/government/departments-and-divisions/economic-and-development-services/planning/housing-element-update

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Report any suspicious activities to the Information Technology Department.

From: Betsy [redacted]
To: Neighborhoods
Subject: Comments
Date: Friday, June 12, 2026 6:40:56 PM

Michelle, et al,

These comments address both the Housing Element & the Zoning Code revisions.

I have come to understand that *Neighborhoods Where We All Belong* is designed to meet multiple objectives which has made it challenging to follow. That said, I support the changes that seem to be emerging, namely:

1. We are executing a process that is simultaneously updating our (state mandated) housing element and addressing changes needed in our city codes and overlay districts

2. Developers will finally have the guidance and incentives they need to take advantage of potential housing sites identified in Measure K;

3. Zoning codes are being revised to encourage more walking, biking and open space and less reliance on cars. The MUOD overlay is well-designed to serve us.

4. We are embracing thoughtfully designed projects that allow for more density to try to address housing scarcity that is crushing young professionals and older people who want to live here.

Housing is expensive here because there isn't enough of it. Unless we build more, people we need to staff our businesses and public institutions will go somewhere else. Unless we accommodate retirees, they will take their spending power and civic contributions somewhere else.

We need new construction that adds to our stock of affordable multi-family housing. AND, as another strategy for affordable housing, it is important that revised building codes and approval processes make it easier for building owners to maintain and upgrade their properties.

I thank and appreciate city staff for including residents in their exhaustive efforts to revise our obsolete codes and encourage new housing and mixed use development.

Warm Regards,
Betsy

Betsy [redacted]
[redacted]@gmail.com

" Selfishness is not living as one wishes to live--it is asking others to." Oscar Wilde

..."The Scouts are today's counterculture: Trustworthy, loyal, helpful, courteous, kind, obedient, cheerful, thrifty, brave, clean and reverent."

COSTA MESA FIRST
Working for a Livable City

June 15, 2026

VIA EMAIL ONLY– neighborhoods@costamesaca.gov

City of Costa Mesa
Economic and Development Services Department
Attn: Michelle Halligan, Senior Planner
77 Fair Drive
Costa Mesa, California 92626

Re: Draft Measure K Rezoning and Housing Element Update

Dear Ms. Halligan:

Thank you for the opportunity to provide comments on the following draft documents listed below (collectively, the "Planning Documents") associated with the rezoning under Measure K and update of the Housing Element (the "Project"):

1. Article 11. Mixed-Use Overlay District Chapter V. Development Standards Title 13. Planning, Zoning, and Development (May 18, 2026 Draft);

2. Zoning Code Amendments Chapter I, Article 2 (Definitions) Chapter II (Zoning Districts Established) Chapter III (Planning Applications) Chapter IV (Citywide Land Use Matrix) Chapter IX, Article 4 (Density Bonuses and Other Incentives) Chapter V, Article 2 (Residential Common Interest Developments) Chapter V, Article 9 (General Site Improvement Standards) Chapter VI, Article 1 (Residential Districts) Chapter VII (Landscaping Standards) (May 18, 2026 Draft);

3. Citywide Multifamily Residential and Mixed-Use Objective Design Standards Adopted by Reference in Zoning Code (May 18, 2026 Draft);

4. General Plan Amendments (Land Use Element, Circulation Element, Noise Element, Community Design Element, and Open Space and Recreation Element);

5. Specific Plan Amendments (North Costa Mesa Specific Plan, Newport Boulevard Specific Plan (SP-96-01 Revised 2026), and One Metro West Specific Plan, Draft 8, Amended 2026)

6. Housing Element Amendments (May 2026 Draft)

A draft Environmental Impact Report ("EIR") is being prepared in connection with the Project, but has not yet been released. Accordingly, these comments are based on the information currently available and are not exhaustive. We expressly reserve the right to supplement or revise these comments as additional information, including the EIR and supporting technical studies, becomes available. Nothing herein shall be construed as a waiver of any rights under CEQA or other applicable laws.

Project Overview: The Project applies to parcels located throughout Costa Mesa (the "Planning Area"), originally there were 1,079 parcels totaling 1,353.4 acres of the approximately 10,143 acres in the Planning Area. The majority of the identified parcels contain existing development, including residential, commercial, and industrial land uses. At full buildout in 2056, the Project would have originally allowed for an additional 21,522 additional dwelling units and 10.6 million square feet of commercial and industrial space. This does not include up to 4,000 additional dwelling units and 35,000 square feet of commercial space anticipated under the Fairview Developmental Center Specific Plan. The Project has now changed in scope, as several property owners requested that their parcels be removed from the list of sites in the Housing Element, and others have been added.

According to the California Department of Finance, Costa Mesa's 2025 population is estimated at 110,321 residents. The City of Costa Mesa (the "City") projects modest growth of about 2.2 percent—roughly 2,500 people—between 2020 and 2040, increasing from 111,200 to 116,400 residents. The City's current housing stock is estimated at 44,610 units, with an average household size of 2.7 persons (below the Orange County average of 3.0). The vacancy rate remains low at 4.8%, and most housing units are more than 30 years old.

Many sites within the Project area are already zoned for residential uses, including Single-Family, Multi-Family Residential, and Planned Development Residential. The Project originally proposed to sunset the Mesa West Residential Ownership Urban Plan and revise zoning under the North Costa Mesa Specific Plan, 19 West Urban Plan, SoBECA Urban Plan, Mesa West Urban Plan (collectively, the "Urban Plans"), and the Harbor Mixed-Use

Overlay ("Overlay"). The existing Mixed-Use Overlay District ("MUOD"), defined in Section 13-20(s) of the Costa Mesa Municipal Code, would be amended to apply to residential-only or mixed-use (residential and commercial) Non-Housing Element sites, as well as Housing Element sites with restrictions. The Residential Incentive Overlay, which applies to parcels along Harbor and Newport Boulevards, and the East 17th Street Specific Plan was to be excluded from the Project.

The affected Urban Plans and Overlay would be consolidated into the MUOD and replaced through amendments to the General Plan and Zoning Code. Additionally, the North Costa Mesa and Newport Boulevard Specific Plans would be amended to apply the MUOD to Measure K sites within those areas; however, a comprehensive update of these Specific Plans will not occur at this time.

Revisions to comply with Housing Element Programs include:

A. Update the North Costa Mesa Specific Plan (Program 3C): Amend the zoning of the North Costa Mesa Specific Plan to allow residential development at an allowable density of up to **ninety (90)** dwelling units per acre (du/ac) on select properties identified in the Housing Element. Existing unit caps within the plan would be removed.

B. Update the Urban Plans and the Overlay (Program 3D): Amend the zoning of the existing Urban Plans and Overlay to permit the residential development capacity identified in the Housing Element. Maximum residential densities of the Urban Plans/Overlays would be:

19 West Urban Plan	**50 du/ac**
SoBECA Urban Plan	**60 du/ac**
Mesa West Bluff Urban Plan	**40 du/ac**
Harbor Mixed-Use Overlay	**50 du/ac**

C. Candidate Sites Used in Previous Housing Elements (Program 3N): Apply the amended Mixed-Use Overlay District (MUOD) to all nonvacant sites included in prior Housing Elements and all vacant sites included in two or more consecutive planning periods. These sites would allow **by-right housing development** for projects meeting State Housing Law requirements (Gov't Code Section 65583.2(c)).

D. Non-Housing Element Sites (Program 3G). Apply the amended MUOD to all Non-Housing Element or "Measure K" sites, giving property owners the option to develop (i) residential or mixed-use under the provisions of the MUOD, or (ii) commercial or

industrial uses as currently permitted by the underlying base zone. The Initial Study dated November 2025 prepared by Dudek for the City ("Initial Study") states "Therefore, the project implements Housing Element Program 3G, Address Citywide Vote Requirement in Relation to Housing Element Compliance by engaging in a community planning and visioning process for proposed General Plan amendments, rezones, and revisions to Measure K sites, which includes Housing Element and non-Housing Element sites."

The MOUD will apply to Housing Element sites, but special provisions will apply. The development standards by maximum density are as follows:

Minimum Density[1]	Maximum Density[2]	Maximum Building Height	Maximum Commercial Intensity (FAR)	Minimum Setbacks (Front/Side/Rear)	Maximum Lot Coverage	Minimum Open Space
20 du/ac	40 du/ac	48 ft.	Per underlying General Plan Land Use	10 ft./5 ft./10 ft.	60%	100 sq. ft./unit
	50 du/ac	60 ft.		10 ft./5 ft./10 ft.	60%	
	60 du/ac	72 ft.		8 ft./5 ft./10 ft.	60%	
	90 du/ac	108 ft.		5 ft./5 ft./5 ft.	70%	

Additional provisions:

- At least **50% of a Housing Element site within the MUOD** must be housing at a minimum density of 20 du/ac.
- Housing Element sites **outside the MUOD** must be 100% housing.
- **No zoning changes for Non-Measure K and Non-Housing Element sites**.

E. Other Zoning Code Amendments (Programs 2E, 2F, 2H, 2J, 2M, 3F, 3S, 4E, and 4G): Implement revised development standards, guidelines, and policies to ensure internal consistency. Updates include, but not necessarily limited to:

[1] Based on the 2021-2029 adopted Housing Element Sites Inventory (Table B-6)
[2] Only applicable to Lower-Income Housing Element Sites and inclusive of Accessory Dwelling Units.

- Larger units for large-family households
- Housing for persons with disabilities
- Farmworker, transitional, and supportive housing
- Parking standards for residential development
- Motel conversions, efficiency units, co-living housing types
- Conditional Use Permit findings, design review, and master plans
- Low-barrier navigation centers and emergency shelter parking
- Objective design standards for residential and mixed-use development

F. General Plan Amendments: Update the Land Use Element for consistency with Housing Element provisions (density, FAR, height, and trip generation). These amendments aim to clarify, consolidate, and streamline regulations across Urban Plans, Overlays, and Specific Plans.

1. **General Comments**:

   a. **Transparency is lacking**. The Planning Documents are designed to work together, but method of presentation is cumbersome for the public (most of whom have full time jobs and family life to attend to) to review over the period of just a few short weeks. This doesn't satisfy the need for transparency and frankly seems as though the City is trying to overwhelm the public with too much information. There was no town hall, which would have acted as an education session to build the public's knowledge, and therefore increase resident's ability to make reasonable informed decisions and comment on this matter. This approach does not reflect an inclusive planning process and undermines informed community input. (Smart Growth Principle: Inclusive Planning Structure and Process)

   b. As noted above, the Planning Documents are presented separately from the draft EIR. Therefore, none of the Planning Documents include, or adequately reference, essential technical studies and analyses— such as the EIR, including traffic analysis, and comprehensive fiscal analysis—that may result in substantial revisions to the Project description and development standards. In the absence of this information, it is not possible to meaningfully evaluate the Planning Documents or fully assess the potential impacts of the Project. **For these reasons, we expressly reserve the right to review and provide additional comments on future revisions of the Planning Documents and on any associated environmental or technical documents as they become available**.

c. **Where is the community vision?** Measure K was intended to produce a shared vision for Costa Mesa's future through public input. To date, that vision has not been clearly presented. Instead, what we are seeing appears driven primarily by the need to satisfy state Housing and Community Development (HCD) requirements and RHNA numbers. The result feels less like thoughtful city planning and more like solving a numbers puzzle, rather than reflecting what residents actually want for their community. The Planning Documents do not implement Housing Element Program 3G, because the public was cut out of actively participating in the visioning of these changes, as that was done largely behind closed doors. (Smart Growth Principle: Inclusive Planning Structure and Process)

d. **Impact on homeownership vs. rentals.** Once buildings exceed four stories, they are overwhelmingly developed as rental properties rather than ownership housing. This trend shifts wealth-building opportunities away from residents and toward property owners—often large, out-of-state investment entities. Costa Mesa already has a significant imbalance, with rentals outpacing ownership roughly 60/40. The City should be considering how to incentivize more ownership housing, not deepen the imbalance. (Smart Growth Principle: Social Equity and Community Building)

e. **Fiscal impacts of apartments vs. ownership housing.** Apartment buildings tend to remain under long-term ownership, meaning their property tax contributions grow slowly over time. In contrast, ownership housing typically turns over more frequently, increasing assessed values and strengthening the City's tax base. Expanding apartments without considering this dynamic may limit long-term fiscal benefits to the City. (Smart Growth Principle: Economic Benefits)

f. **Development realities and building scale.** Given high land and construction costs, developers design projects to maximize returns. Even if the City permits buildings just over four stories, financial pressures often push developers toward larger six- to nine-story projects. These are typically high-rent developments—similar to those seen in Irvine—with rents ranging from approximately $2,000 to $5,000 per month. This raises an important question: how does this type of development improve affordability or help residents save toward homeownership? (Smart Growth Principle: Mix of Uses and Housing Choices)

g. **Need for stronger affordable housing requirements.** Increasing density alone does not guarantee affordability. Developers are unlikely to include affordable units without clear regulatory requirements. Cities such as Irvine and Santa Ana have adopted stronger inclusionary policies to address this. Costa Mesa should update its

Affordable Housing Ordinance in tandem with upzoning to ensure that new development delivers a meaningful number of affordable units rather than primarily luxury housing. (Smart Growth Principle: Mix of Uses and Housing Choices)

h. **Parks, infrastructure, and service impacts.** Higher density brings increased demand for parks, roads, and public safety services. Without expanding park space, existing parks will face greater strain and higher maintenance costs. If additional tax revenue does not keep pace with these needs, funding will have to be diverted from other areas of the City's budget. (Smart Growth Principle: Promote Health and Healthy Communities)

i. **Need for updated financial analysis.** During the 2016 General Plan update, financial analysis indicated that development exceeding four stories south of the 405 freeway could negatively impact the City's budget. A current, comprehensive financial analysis is needed to understand the full implications of the proposed changes before moving forward. (Smart Growth Principle: (a) Inclusive Planning Structure and Process, (b) Economic Benefits)

j. **Environmental and quality-of-life concerns.** More rigorous analysis is needed, including updated traffic, parking, and air quality studies. The draft Environmental Impact Report for the Fairview Developmental Center Specific Plan already identifies air quality impacts that cannot be fully mitigated. Taller buildings can also affect natural airflow, potentially worsening air quality. These impacts should be carefully evaluated, including potential long-term health considerations. (Smart Growth Principle: Promote Health and Healthy Communities)

k. **Long-term development outlook.** While rezoning does not mean immediate buildout, it sets the stage for future development patterns. Projects will be built gradually, influenced by economic conditions such as land costs, construction costs, interest rates, and rental markets. Although development may slow during periods of economic uncertainty, it will resume—and likely at larger scales than seen historically. (Smart Growth Principle: Inclusive Planning Structure and Process)

2. **Article 11. Mixed-Use Overlay District Chapter V. Development Standards Title 13. Planning, Zoning, and Development (May 18, 2026 Draft)**. We note that this revisions to the City's development standards are new and have not been reviewed by the City's Planning Commission, and therefore are subject to their consideration and suggested revisions. We expressly reserve the right to supplement, amend, refine, or expand these comments as additional information becomes available, including, but not limited to documents, technical studies, memoranda, correspondence, hearing testimony, staff reports, or other materials added to the administrative record after the date of this letter. Nothing in this letter should be construed as a waiver of objection, claim, argument, or remedy under any other applicable law:

    a. **13-83.11.1. (a) Applicability**. The applicable properties are allegedly show on the City's Zoning Map, but no zoning map, draft or otherwise, is included for review and context. **Please provide a copy of this important document for public review**.

    b. **Table 13-83.11.7. (Development Standards for MUOD Projects)**. This table shows the Maximum Residential Density and the Maximum Residential Density on pages 12 and 23, but does not align with the allowable densities in the Newport Boulevard Specific Plan (see Table 1 of that specific plan (unnumbered page)). **Please clarify or correct**.

3. **Zoning Code Amendments Chapter I, Article 2 (Definitions) Chapter II (Zoning Districts Established) Chapter III (Planning Applications) Chapter IV (Citywide Land Use Matrix) Chapter IX, Article 4 (Density Bonuses and Other Incentives) Chapter V, Article 2 (Residential Common Interest Developments) Chapter V, Article 9 (General Site Improvement Standards) Chapter VI, Article 1 (Residential Districts) Chapter VII (Landscaping Standards) (May 18, 2026 Draft)**:

    a. The total maximum anticipated additional dwelling units, and maximum square feet of commercial and industrial space, exclusive of the numbers of additional dwelling units and commercial space anticipated under the Fairview Developmental Center Specific Plan, is required to fully comprehend the mechanics of these zoning changes. **The total maximum anticipated additional dwelling units and maximum square feet of commercial and industrial space must be provided**.

    b. In Chapter I, In General, Article 2, Definitions, beginning on page 10, the changes to the definition of "Open Space," "Open Space, common", "Open Space, private," and "Open Space, publicly accessible" do not cover the issue of practical concerns about how such spaces will be managed and how potential conflicts between public access

and residents' quality of life will be addressed. How do you keep the public from becoming a nuisance when the public open space is not clearly delineated, such as a stoop at an entrance to a condo or apartment building? We approached Staff with this issue at the June 3rd Open House and Staff indicated that the problem would largely fall to property owners to resolve. **This appears to be an issue that the City is creating, but expects the landowner to resolve, which could likely invite litigation against the City. We request that a land use attorney review this change for risk assessment.**

c. It appears that the 2006 Mesa West Residential Ownership Urban Plan has not been sunsetted, but is now called the Mesa West Residential Ownership Incentive Program ("MWROIP"), as described in Chapter V, Development Standards, Article 2, Residential Common Interest Developments Section 13-41.5, beginning on page 14. Is there are reason that the MWROIP is now being included in the Development Standards? Should an explanation of the MWROIP be included in the General Plan's Land Use Element? **Please clarify**.

d. We note that not all the zoning code changes required by the Housing Element programs have been included (see Introductory Paragraph E above). Will these be included at a later date? We expressly reserve the right to supplement, amend, refine, or expand these comments as additional information becomes available, including, but not limited to documents, technical studies, memoranda, correspondence, hearing testimony, staff reports, or other materials added to the administrative record after the date of this letter. Nothing in this letter should be construed as a waiver of objection, claim, argument, or remedy under any other applicable law:

4. **Citywide Multifamily Residential and Mixed-Use Objective Design Standards Adopted by Reference in Zoning Code (May 18, 2026 Draft)**.

a. In multiple places this document refers to "the City's zoning map," yet no map in included in any of the Planning Documents. Given that the City is rezoning many parcels as part of the Project, a revised zoning map is a critical document in the review process. **The revised zoning map must be included for the public to review and the comment period for the Planning Documents must be extended.**

5. **General Plan Amendments (Land Use Element, Circulation Element, Noise Element, Community Design Element, and Open Space and Recreation Element)**.

a. **Land Use Element**.

i. This ten-year-old document needs to be reviewed and revised to be current. For example, The Triangle shopping center has changed its name back to Triangle Square, and the Los Angeles Times site was renamed "The Press."

ii. Table LU-6: Land Use Density and Intensity Summary does not align with the maximum allowable density of 90 du/ac in the Mixed-Use Overlay as seen in other documents, including the revised Housing Element. **Please clarify or correct**.

iii. Language about the Mesa West Residential Ownership Urban Plan has been marked for deletion, however, there is no language about the Mesa West Residential Ownership Incentive Plan replacing or modifying it**. Please clarify or correct**.

b. **Circulation Element**.

i. This ten-year-old document needs to be reviewed and revised to be current. For example, Figure C-3: Conceptual Bicycle Master Plan, on page C-16, has not been updated to reflect the map that was adopted as part of the Active Transportation Plan in 2018. In addition, the document needs to be reviewed for additions made as part of adopting the Pedestrian Master Plan.

ii. On page C-24, in "Sidewalks and Sidewalk Zones," reference to areas in Costa Mesa, such as the Westside, SoBECA, South Coast Plaza, etc. have been removed. These references identify certain parts of the city, not the sunsetted overlays or urban plans, and should remain for context of what is considered areas of heavy pedestrian activity. **Please correct**.

iii. We note the City has no plan for mitigating traffic circulation issues created by the upzoning of properties and the resulting increase in population. If mitigation plans are contained in the yet to be released EIR, we expressly reserve the right to supplement, amend, refine, or expand these comments as additional information becomes available, including, but not limited to documents, technical studies,

memoranda, correspondence, hearing testimony, staff reports, or other materials added to the administrative record after the date of this letter.

c. **Noise Element**.

i. On Page N-11, there is reference to a heliport on the former Los Angeles Times building. We believe this has been removed. **Please correct or clarify.**

ii. We note that there is no mention of noise related to the State of California's Emergency Operation Center ("EOC") currently under construction on the former Fairview Developmental Center site. Both the construction and operation of the EOC will add to the noise levels near that site. **Language should be added to the Noise Element addressing the additional noise levels there**.

iii. The 405 freeway has been widened since this document was written in 2016. Due to increased traffic on that highway, noise levels have increased. **The document should be revised to reflect those increased noise levels**.

d. **Community Design Element**. This ten-year-old document needs to be reviewed and revised to be current. For example, Whittier Law School shut down in approximately 2017, and is now Sofia University. Figure CD-5: Destinations and Landmarks on page CD-15 needs to be updated to reflect the absence of Whittier Law School and K-Mart. We note that the proposed redevelopment area at or near the corner of Baker and Fairview is part of the Mesa del Mar District. At the June 3rd Open House Staff mistakenly referred to this area as being with SoBECA, which it never has been.

e. **Open Space and Recreation Element**. This ten-year-old document needs to be reviewed and revised to be current. For example, Perez Park has been added on the Eastside and should be added to parks inventory wherever appropriate.

6. **Specific Plan Amendments (North Costa Mesa Specific Plan, Newport Boulevard Specific Plan (SP-96-01 Revised 2026), and One Metro West Specific Plan, Draft 8, Amended 2026); Residential Incentive Overlay**.

a. **North Costa Mesa Specific Plan**. Several parcels in the North Costa Mesa Specific Plan area are being upzoned through the MUOD to not exceed 90 du/ac, including, but not limited to, Segerstrom Subarea 2 and Sakioka 2. This revision impacts building heights and open space/parks/recreation needs for this area. **This document needs to be reviewed and revised to align with new zoning**. In addition, the

document indicates that Costa Mesa residents receive a discount on parking at certain times. We have never known this to be the case. **Please clarify or correct**.

b. **Newport Boulevard Specific Plan (SP-96-01 Revised 2026)**.

i. Missing Figures and Tables need to be supplied. Without that information, it is impossible to sensibly comment on this document.

ii. Table 1 indicates that the Maximum Residential Density is 90 du/ac. This does not align with Article 11, Mixed Use Overlay District, Chapter V, Development Standards, Title 13 Planning Zoning and Development (May 18, 2026 Draft). **Please clarify or correct**.

iii. Table 3 (Newport Blvd. Traffic Comparisons) is outdated and needs to be revised.

iv. Document needs to have page numbers inserted.

c. **One Metro Wet Specific Plan, Draft 8**. Given that this project has already been approved and received a General Plan Amendment, including rezoning, does the developer have any interest in using the MUOD for development and design standards? So much of that is already spelled out in its Specific Plan. It doesn't seem to be in the City's best interest to give the developer what amounts to a free General Plan Amendment at this late stage of development.

d. **Residential Incentive Overlay**. While it appears it was not the original intent to revise this overlay, it appears from the map presented at the June 3rd Open House that (i) the height limitation of four stories, and (ii) the density limitation of 40 du/ac both may have changed. This information, and the impacts on the upzoning needs to be disclosed to the public. **Please clarify or correct**.

7. **Housing Element Amendments (May 2026 Draft)**. Giving the public **one week** to review and comment on these documents is not transparent, and certainly not fair, given that Staff has been working on them for months now. **We request the deadline for comments be extended so that more of the community can have an opportunity to review and provide comments**.

In addition, the blacklining of the document is difficult to understand. What version of the document was this blacklined against? The March 2026 version or a later version?

a. **Change in Project Scope**. The Project has now changed in scope, as several property owners requested that their parcels be removed from the list of sites in the Housing Element, and others have been added. **A new total of the additional parcels, the acreage of those parcels and acreage of the Planning Area needs to be provided in Appendix B Sites Analysis.**

b. **Chapter 3, Housing Constraints, Resources, and Affirmatively Furthering Fair Housing:**

   i. **State Density Bonus Law**. On page 3-12 the following sentence appears: "**The City is currently revising the existing ordinance and expects to adopt revisions in December 2026**." If this is going to impact the density of Housing Element Parcels, that information should be determined now, before the draft EIR for the Project is released. **Please clarify or correct**.

   ii. **Maximum Building Heights**. On page 3-15 it states that "As of March 2026, the City modified its maximum building heights up to 108 feet for residential projects on Housing Element sites, depending on the maximum residential density allowed." On the Density Map displayed at the June 3rd Open House, there were many Housing Element sites that did not have maximum densities indicated. We note that Appendix B, Sites Analysis indicates there are 32 replacement sites with a maximum density of 90 du/ac. **Please provide locations, and proposed densities and height limits for all Housing Element sites**.

   iii. **Parking Standards**. Also on page 3-15 it states "The City had included Program 2M committing to reviewing and revising the City's Zoning Code for off-street parking for multifamily projects. In April 2026, the City reduced the residential parking minimums for multi-family units and adopted a standard of no minimum parking requirement for residential uses on Housing Element sites within the Mixed-Use Overlay District (all Housing Element sites are within this overlay). On Month 2026, the City amended the overlay to remove parking minimums on non-Housing Element sites." While this revision to parking is with the hope of reducing construction costs, it will have an impact on surrounding neighborhoods, some of which are already impacted by overflow parking from adjacent streets. **Please identify how the City intends to mitigate the impacts of overflow parking**.

   iv. On page 3-69 of Chapter 3, Section 2 Analysis of Federal, State, and Local Data and Local Knowledge it states that "The City is also taking steps beyond the

Housing Element inventory. In Fall 2026, the City anticipates a broader MUOD update that will overhaul the existing MUOD provisions and apply the overlay to the remaining Measure K sites, including both Housing Element and non-Housing Element sites. Through this effort, the City is expanding opportunities for residential and mixed-use development beyond the sites needed to accommodate the RHNA. The MUOD is anticipated to apply to approximately 1,079 parcels and will establish updated standards, including residential densities ranging from 30 to 90 dwelling units per acre, to support additional housing choices." **Since the City intends to rezone the remaining Measure K to allow up to 90 du/ac, are the impacts of that included in the upcoming EIR or will another EIR be drafted in Fall 2026? Please clarify and expand on this information**.

c. **Chapter 4, Housing Plan.**

i. **Mesa West Residential Ownership Overlay**. On page 4-18 it states that this overlay will be removed. However, this is contradicted by what is described in Chapter V, Development Standards, Article 2, Residential Common Interest Developments Section 13-41.5, beginning on page 14. It seems this overlay is being replaced by the MWROIP. **Please correct or clarify**.

d. **Appendix B, Sites Analysis.**

i. Table B-6 has been revised to add clarity to the location of the parcels and their allowable densities. It would be helpful for the public to know which of these parcels are new to the Housing Element. In addition, the total acreage of the Housing Element parcels and total maximum du/ac would be helpful. **Please add this information**.

8. **Structure of Documents**. Combining all the Zoning Code Amendments into one document, with page numbering starting and restarting, made the review of those changes difficult. We suggest breaking this document out into appropriate chapters and sections. We appreciate the separation of Housing Element chapters on the Housing Element page, but it would have been better to direct the public there, than to the merged documents on the Measure K rezoning webpage.

9. **Further Considerations**. We are gravely concerned that the overriding purpose of the Planning Documents is simply to satisfy State requirements. The Planning Document reflect a narrow focus on meeting housing mandates, rather than advancing a well-

considered vision for a vibrant, inclusive, and livable community that residents will want to call home.

Public input throughout the Planning Documents is minimal at best. Nowhere in the documents are the desires of the residents for a better community that were expressed at the outreach meetings, including these requests from the first outreach meeting, which we lifted from the City's website:

Housing Options: "Walkability is essential, and housing is a determinant of health!" "Corner stores, trees, and fair planning (not all housing in one area) are essential."

Spaces For Community Gatherings: Prioritize high-quality housing and mixed-use development for couples, young professionals, seniors, and families . Increase affordable opportunities for ownership and affordable housing overall. Expand housing resources for vulnerable communities.

Multi-Modal Mobility and Safer Streets: Prioritize pedestrian-oriented design with protected sidewalks. Improve connections across Costa Mesa with bike lanes, bus stops, and frequent transit service.

Open Spaces and Landscaping: Encourage private and shared open spaces. Provide landscaping and tree cover for shade and softening the built environment. Foster community gathering spaces ("third places"), such as restaurants, retail, and parks near new housing.

An Eclectic Costa Mesa: Maintain the unique, eclectic, and culturally rich feel of Costa Mesa's neighborhoods.

Transparency: Provide more technical information to the public. Stay aligned with shared community values.

Housing Design Considerations: Consider setbacks, height, parking, traffic, landscaping, parks, and infrastructure in new developments • Consider larger setbacks for new residential/mixed-use adjacent to existing residential projects

Most troubling of all is the continued failure to provide adequate open space. For years, the public has consistently advocated for sufficient parkland on this site. Instead, the City is compounding the problem by proposing open space that does not meet minimum General Plan requirements and relying on the concept of park in-lieu fees as a substitute.

This approach should be abandoned. The amount of parkland provided on-site should, at a minimum, meet the standards already established in the General Plan.

Finally, the most important question remains unanswered: How does this Project advance the City of Costa Mesa's long-term vision? How does it fit into the City's plans for the next 20 years—or the next 40 years? It is impossible to assemble the larger puzzle when essential pieces—public input, environmental review, financial analysis, infrastructure planning, and a coherent community vision—are still missing.

Conclusion.

The Planning Documents represent a significant shift in Costa Mesa's development framework. However, critical components—including environmental review, infrastructure planning, fiscal analysis, and a clearly articulated community vision—remain incomplete or unavailable.

Without these elements, it is not possible for the public to fully evaluate how the Project will shape the City's future over the coming decades.

We respectfully request that the City:

- **Extend the public comment period**
- **Release the draft EIR and supporting technical studies**
- **Provide complete and consistent documentation, including updated maps**
- **Clearly articulate how the Project aligns with a long-term vision for Costa Mesa**

Please feel free to contact us should you have any questions.

Very truly yours,

[redacted]

Richard [redacted]
Treasurer

[redacted]

Cynthia [redacted]
Assistant Treasurer

cc: Mayor, City Council, Planning Commission, City Manager, Director of Economic and Development Services

Costa Mesa First's mission is to educate Costa Mesans about planning policies in Costa Mesa so they make knowledgeable choices when voting. We encourage residents to choose walkable, bikeable, and inclusive neighborhoods, and the land use and transportation policies and investments needed to make Costa Mesa flourish. Our primary objective is to require Costa Mesa's leaders to put the residents of Costa Mesa first.

Costa Mesa First (FPPC 1332564), P.O. Box 2282, Costa Mesa, CA 92628
costamesa1st@gmail.com
costamesa1st.com
(714) 549-5884

From: Betsy [redacted]
To: Neighborhoods
Subject: Comments
Date: Friday, June 12, 2026 6:40:56 PM

Michelle, et al,

These comments address both the Housing Element & the Zoning Code revisions.

I have come to understand that *Neighborhoods Where We All Belong* is designed to meet multiple objectives which has made it challenging to follow. That said, I support the changes that seem to be emerging, namely:

1. We are executing a process that is simultaneously updating our (state mandated) housing element and addressing changes needed in our city codes and overlay districts

2. Developers will finally have the guidance and incentives they need to take advantage of potential housing sites identified in Measure K;

3. Zoning codes are being revised to encourage more walking, biking and open space and less reliance on cars. The MUOD overlay is well-designed to serve us.

4. We are embracing thoughtfully designed projects that allow for more density to try to address housing scarcity that is crushing young professionals and older people who want to live here.

Housing is expensive here because there isn't enough of it. Unless we build more, people we need to staff our businesses and public institutions will go somewhere else. Unless we accommodate retirees, they will take their spending power and civic contributions somewhere else.

We need new construction that adds to our stock of affordable multi-family housing. AND, as another strategy for affordable housing, it is important that revised building codes and approval processes make it easier for building owners to maintain and upgrade their properties.

I thank and appreciate city staff for including residents in their exhaustive efforts to revise our obsolete codes and encourage new housing and mixed use development.

Warm Regards,
Betsy

Betsy [redacted]
[redacted]@gmail.com

" Selfishness is not living as one wishes to live--it is asking others to." Oscar Wilde

..."The Scouts are today's counterculture: Trustworthy, loyal, helpful, courteous, kind, obedient, cheerful, thrifty, brave, clean and reverent."

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From:	Russell [redacted]
To:	Taylor [redacted]
Cc:	HALLIGAN, MICHELLE; Jenna [redacted]; Neighborhoods
Subject:	Re: Confirmation, see you on Wednesday! Focused Discussion Costa Mesa Neighborhoods Where We All Belong Round Three
Date:	Wednesday, June 10, 2026 9:25:27 PM
Attachments:	image.png

Hey thanks for the great meeting today!

Since I sent in my comments on Monday I've thought of a few other things that I think are worth bringing up. The draft ODS didn't seem to have anything on:
- Corner buildings (e.g., on some or all prominent street corners, should there be any additional design 'asks'?)
- Height transitions to existing shorter neighbors (except for the 10 ft setback above the third floor)
- Bicycle parking: design, locations, access, quantity, short- vs. long-term (and I don't think we have these in the base zoning either)

The book I mentioned and heartily recommend is Soft City, by David Sim. It does a great job in making the case that cities can be "dense" while also comfortable, beautiful, and "soft." It might be a good one to consult when thinking about how we communicate the changes we're planning for to the community.

Russell [redacted]

On Mon, Jun 8, 2026 at 11:34 AM Taylor [redacted] <[redacted]> wrote:

> Good morning,
>
> Thank you for RSVPing to Wednesday's Costa Mesa's Neighborhoods Where We All Belong Round 3 Focused Discussions. We appreciate your willingness to share your insights and help shape local housing.
>
> Below are the key details for the discussion. The discussion will include a presentation on the effort's objectives, a summary of round one and two outreach, and a review of the draft Mixed Use Overlay District, Objective Design Standards, Zoning Amendments, and Housing Element updates. In addition, there is dedicated time for Q&A and discussion.
>
> **Focused Discussion Details**
>
> Wednesday, June 10, 2026
> 10:00 am to 11:30 am
> City Hall 1st Floor Conference Room
> 77 Fair Drive, Costa Mesa, CA 92626
>
> **Parking:**
> A parking lot is available at City Hall. Enter City Hall through the main entrance. Check in at

From: [redacted] Amy [redacted]
To: Neighborhoods
Cc: [redacted]@sakioka.com; [redacted]@SakiokaCompany.com
Subject: Comment on Draft Mixed Use Ordinance Maps
Date: Monday, June 15, 2026 8:12:53 PM

I think to be consistent with the general plan, Sakioka Lot 2 and so-called Lots 2 and 3 in Metro Center all in the North Costa Mesa Specific Plan, should show maximum densities of 90 units to the acre. Thank you for the opportunity to comment.

Amy [redacted]

T: +[redacted] | M: [redacted]
[redacted]@gibsondunn.com

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From: Frances [redacted]
To: Neighborhoods
Subject: Overcrowding Concern
Date: Monday, June 15, 2026 10:03:08 PM

Hello,

My name is Frances [redacted], and I live on [redacted] in Costa Mesa. I just looked at the housing element and I think the map permits too much housing on Harbor and Placencia near our already overcrowded neighborhood. The housing needs to be distributed evenly. It should cover all parts of Costa Mesa.

With Gratitude,
Frances [redacted]

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From: Chris [redacted]
To: Neighborhoods
Subject: Housing Element
Date: Monday, June 15, 2026 10:00:34 PM

Hi, my name is Chris [redacted] and I live on [redacted] in Costa Mesa. I just looked at the housing element and I think the map permits too much housing on Harbor and Placentia near our already overcrowded neighborhood. The housing needs to be distributed more evenly. I feel it should cover all parts of Costa Mesa.

Thank you

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From: Linda [redacted]
To: Neighborhoods
Subject: Housing Element - Too much in District 4
Date: Monday, June 15, 2026 10:06:42 PM

As much as I am happy to see a zoning plan that includes more housing, I am shocked to see so much housing concentrated around the most crowded District 4. I understand to some point wanting to include housing on traffic corridors, but much more should be included on ALL the corridors, including Newport Blvd Baker, 17th on the East. It appears there is virtually no new zoning on the East side of Costa Mesa. Single family housing neighborhoods should include duplexes, 4-plexes or more ADUs at a minimum. It really appears unfair to those that don't have the resources to fight it.

Thank you

Linda [redacted]
[redacted]@gmail.com

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From: Daniela [redacted]
To: Neighborhoods
Subject: Over crowded concern - URGENT
Date: Monday, June 15, 2026 10:03:54 PM

To whom it may concern:

My name is Daniela and I live on [redacted] in Costa Mesa. I just looked at the housing element and I think the map permits too much housing on Harbor and Placencia near our already overcrowded neighborhood. The housing needs to be distributed evenly. It should cover all parts of Costa Mesa.

Not to mention they come and park on our street on Maple from the surrounding apt complex which leaves no parking for the SFR homeowners.

Blessings,
Daniela [redacted]

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From: [redacted]
To: Neighborhoods
Subject: Overcrowding already crowded housing
Date: Monday, June 15, 2026 9:38:43 PM

Hello,

My name is Erik [redacted] and I live on [redacted] in Costa Mesa. I just looked at the housing element and I think the map permits too much housing on Harbor and Placencia near our already overcrowded neighborhood. The housing needs to be distributed evenly. It should cover all parts of Costa Mesa.

We already have numerous cars that speed through Maple street to get to Victoria or Wilson street and adding more housing will exacerbate this issue and cause even more close calls of children nearly getting hit by speeding drivers close to Ketchum-Libolt Park.

Thank you,

Erik

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RECEIVED
JUN 8 2026

"Not Here!" PROTECT OUR west-side COSTA MESA COMMUNITY

We Oppose Expansion of Measure K Housing Sites Along Center Street and the 700 Block Area & CM Senior Community Center

Dear Costa Mesa Planning Commissioners, City Council Members, City of Costa Mesa and California State,

We, the residents, homeowners, families, business owners and seniors of Westside Costa Mesa, strongly oppose any current or future expansion of Measure K housing site designations along Center Street, West 19th Street, Pomona Avenue, Wallace Avenue, and surrounding residential neighborhoods.

We urge the City of Costa Mesa to **reject any future expansion of Measure K housing site designations and remove these targeted parcels** from consideration for high-density housing and any housing redevelopment.Our position is clear:

NO 4-5 story apartment buildings
NO high-density housing or any housing projects adjacent to existing residential neighborhoods.
NO loss of neighborhood-serving businesses, shopping centers, senior services, or community gathering places.
NO destruction of established family and senior communities.

The current housing site designations place valuable community resources at risk, including neighborhood-serving shopping centers, local businesses, and services relied upon daily by residents. Potential redevelopment threatens the future of the Senior Center, Smart & Final shopping center, El Toro Tortilleria, and other businesses that serve our community. We reject attempts to transform our established neighborhood into a dense urban corridor dominated by large-scale apartment construction.

Residents already experience parking shortages, blocked driveways, delivery congestion, traffic conflicts, and overcrowded streets. Additional high-density to any housing development only intensifies existing challenges and permanently alter the character of our neighborhood.

TARGETED and RED MARKED for reconstruction and zoning Equally important, 4-5 story buildings do not belong next to existing homes. These projects would tower over residential properties, reduce privacy, increase noise, create shadowing impacts, and fundamentally

change the quality of life enjoyed by individuals, businesses, families and seniors who have lived here for decades.**Westside Costa Mesa is not vacant land waiting for development**.

- **Reject any expansion of Measure K housing site designations in our neighborhood**.
- Remove these parcels from consideration for high-density housing redevelopment.
- Reject 4-5 story housing to any projects adjacent to existing residential communities.
- Preserve neighborhood-serving businesses and shopping centers including Job loss of employees
- Protect the privacy, safety, and quality of life of current residents
- Preserve the character and livability of Mesa Westside Costa Mesa.from overcrowding

The residents who already live here matter.

Protect our homes.
Protect our neighborhoods.
Protect our seniors.
Protect our families and individuals
Protect our local businesses.
Protect our Westside Costa Mesa Community.

Respectfully & Urgent[redacted]

X [redacted]

Print Name: Jennifer [redacted] Bradley [redacted]

Your address [redacted] Costa Mesa, CA 92627

date: June 4, 2026 6/4/26

Costa Mesa Resident, Owners, Businesses, and concerned citizens of Costa Mesa

Sign and send to:

***Costa Mesa Planning Commission,** Costa Mesa City Hall, 77 Fair Drive, Costa Mesa, CA 92626 Phone: (714) 754-5245

Email: planninginfo@costamesaca.gov

***California Department of Housing and Community Development** 2020 W. El Camino Avenue, Sacramento, CA 95833

735 Center

COMMENT CARD

4 Houses ☐ ☒

Too crowded No Storag

C-56

Comment Period
Draft Zoning Updates
May 18th - June 15th

3

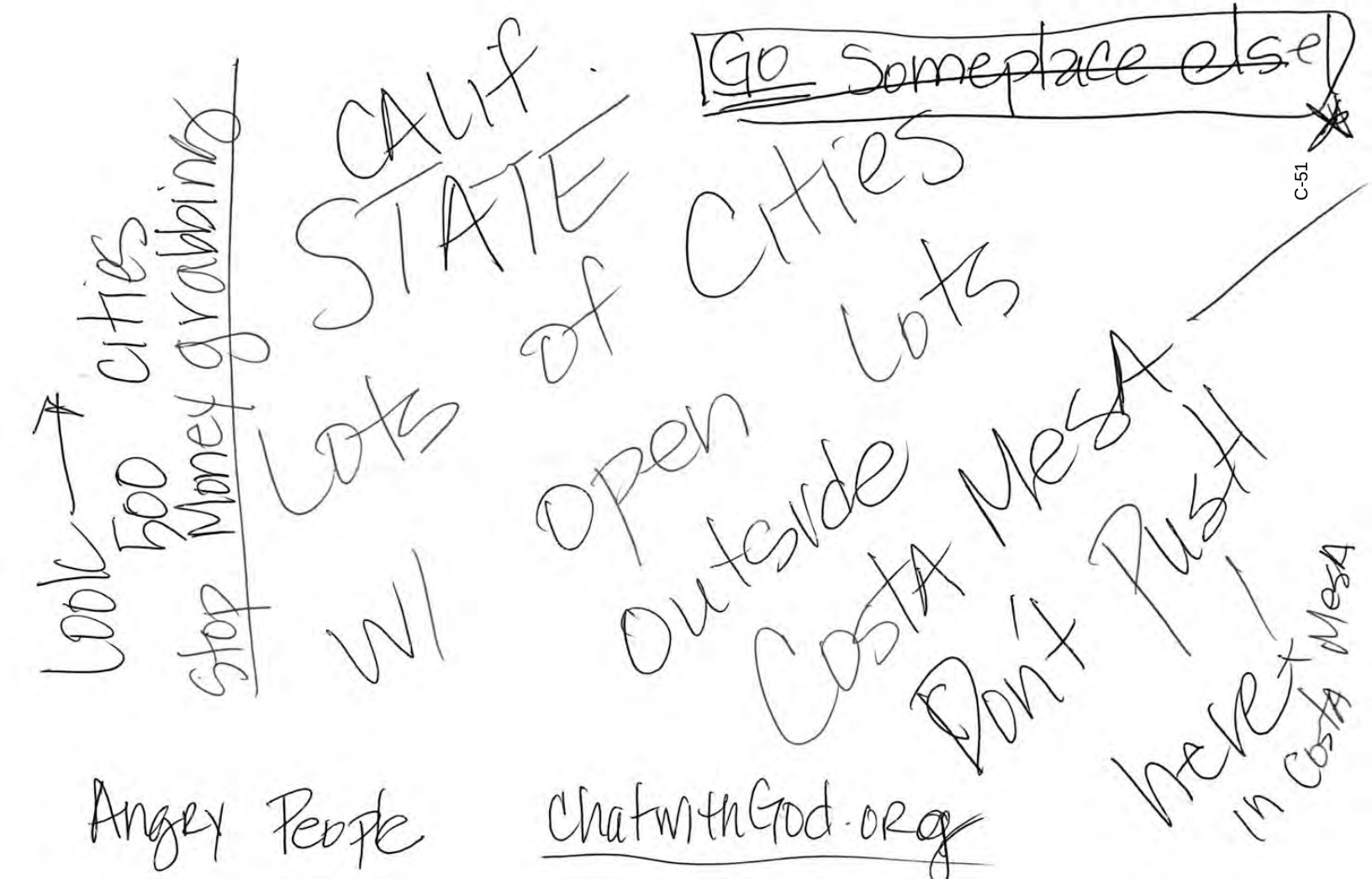
Costa Mesa
Neighborhoods Where We All Belong

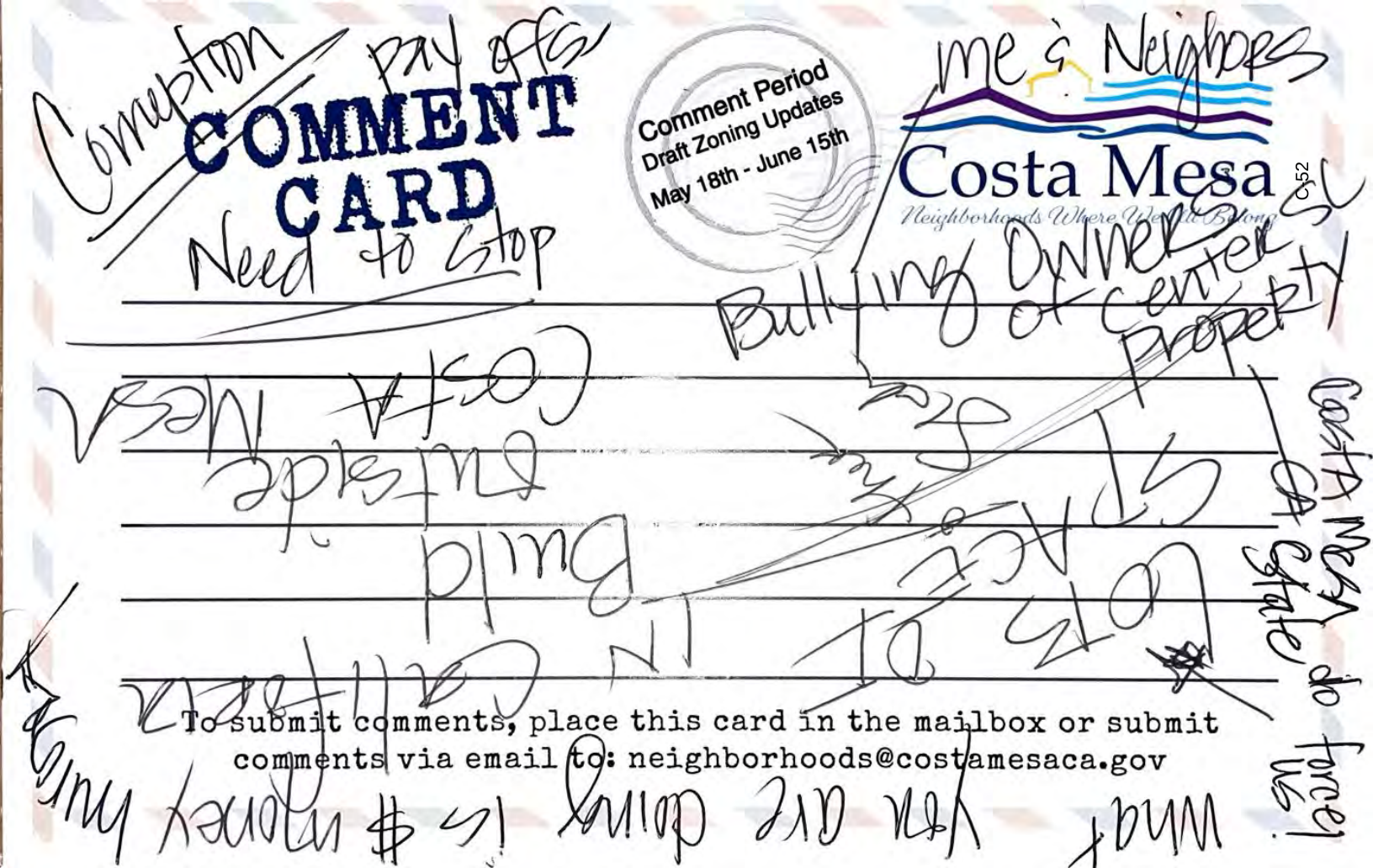
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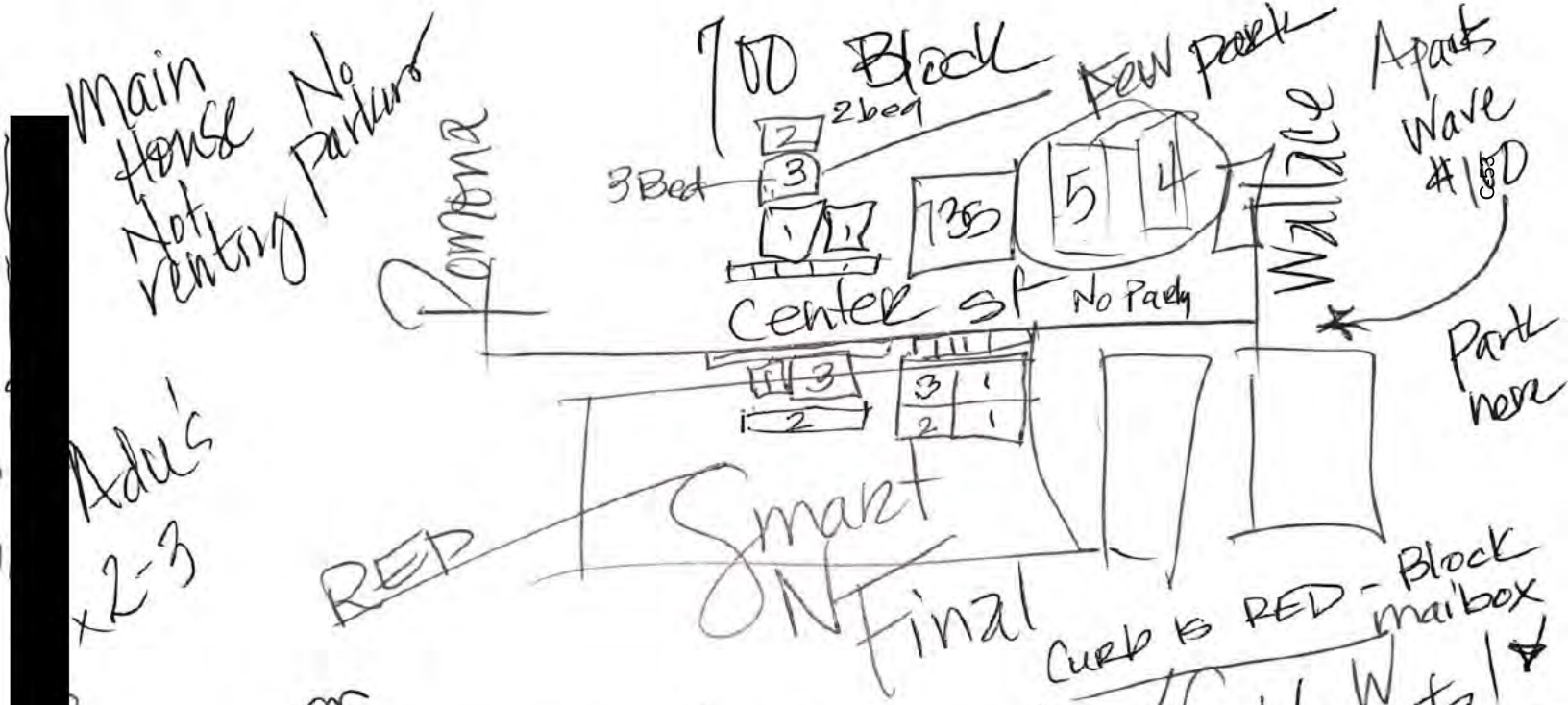
Thank you for being delugent to our Costa Mesa communities. Inform Issues we are facing on 700 Blk. Center St. is (parking) Not enough. 2nd ly Smart N Final is my Shopping Center. To Remove local Grocery Stores is a problem. (Keep) Smart N Final

To submit comments, place this card in the mailbox or submit comments via email to: neighborhoods@costamesaca.gov

[redacted] Jennifer [redacted]


Look ↑ cities
too
stop Money grabbing
CALIF.
STATE
Lots of Cities
W/ open Lots
outside
Costa Mesa
Don't Push
Go Someplace else!
here!
in Costa Mesa
Angry People
ChatwithGod.org


Compton pay offs
COMMENT CARD
Need to Stop
Comment Period
Draft Zoning Updates
May 18th - June 15th
me & Neighbors
Costa Mesa
Neighborhoods Where We All Belong
Bullying Owners of center property
Costa Mesa CA State do force us!
Costa Mesa
Outside
Build
In California
What? You are doing is $ money hungry
To submit comments, place this card in the mailbox or submit comments via email to: neighborhoods@costamesaca.gov


700 Block
2bed
3Bed
Dew park
Apart Wave #150
Lorraine
Wallace
Center st
No Park
135
5
4
Park here
Smart N Final
RED
Curb is RED - Block mailbox
Adu's x2-3
Tension tight
2) Block driveways night / fight W
1) Where is my grocery store?
3) Blocking entire length of 3 cars w/ 1c
Post 2 Worker
No Custody
Webster

COMMENT CARD

Comment Period
Draft Zoning Updates
May 18th - June 15th

Costa Mesa
Neighborhoods Where We All Belong

C-54

About Walls/Fences/Hedges Standard —
30"-48" is not going to secure anyone
on the ground floor.
It isn't private either

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Comment Period
Draft Zoning Updates
May 18th - June 15th

Costa Mesa
Neighborhoods Where We All Belong

C-55

[redacted]

I Love to see community going well -

Good conference thank you

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C-56

The idea that "no parking requirement" if within ½ mile of public transit is absard. you know that the population can't walk ¼ mile let alone ½ nor will they - parking in those places will flood area streets.

You must require some parking with these projects

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C-57

What is "affordable"

As this proceeds please identify specifically what is "affordable" in proposals

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+ information
+ figures etc.

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C-58

HOW CAN WE CHANGE ANYTHING, WHEN ITS ALREADY BEEN DONE.
TOO MUCH OVERBUILDING. TOO MUCH HIGH DENSITY.
STOP THE BUILDING. STOP CONVERTING GARAGES
WHERE IS THE WATER FOR ALL THIS NEW/EXISTING CONTRUCTION?
STOP STOP STOP

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C-59

PLEASE STOP Higher density

1. EVERY Bedroom needs garage

2. RUINING NEIGHBORHOODS W/SNGLE FAMILY

3. STOP DENSE PARKING, APARTMENTS UGLY AWFUL - FOR WEALTH APT OWNERS

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C-60

Looking at the maps
The traffic in these areas of proposed High Density Housing it is another absurd plan. Traffic in the areas of 17th Street on and 55 N Newport + Harbor is a disaster.

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over

as well as Harbor between Adams and the 405 - traffic many times during day (early + late) is impacted. - Must tell the State we cannot handle that many more trips to and from work. We are already full stop the insanity before more $ is wasted on this Housing + Zoning is done.

COMMENT CARD

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Neighborhoods Where We All Belong

C-62

Every idea must have solutions for traffic — (no more please) and parking

California does not have a public transport option for types of jobs + housing we have.

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C-63

FARHAD [redacted] COSTA MESA

WE NEED TO CONSIDER SOME SORT OF MASS TRANSIT (LIGHT TRAIN - UNDERGROUND - TROLLEY etc.) AS PART OF THIS PLAN UPDATES & RE-ZONING.

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C-64

As we continue to look at this I want to make sure we have planned adequately for population growth and job growth. If there is no housing we will not be able to attract employers. Density combined with well planned developments will create an environment that will attract young families and allow elders to age in the community

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C-65

Property Owner - 2196 Harbor Blvd - owner/operator.
We'd like to discuss the option of pulling out
of the housing element. now vs - future.
We will go through family ownership shifts within
12 months. Laura [redacted] & John [redacted]
Best Contact [redacted] or [redacted] .com

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Costa Mesa
Neighborhoods Where We All Belong

C-66

ADD BIKE PATH & ~~ADD~~ BIKE LANES
to main Streets/Ave - Harbour, fair view, etc
make Costa Mesa a bike Friendly ~~too~~ city

[redacted] Costa Mesa CA

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C-67

About the new housing at the Costa Mesa Development center, must allow at least 2 additional ~~exits~~ exits. Fair Dr. cannot be only main entry & exit into the new development

[redacted] Costa Mesa

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Costa Mesa
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C-68

I'm very excited to see Costa Mesa re-zoned to better accommodate a changing world and population. I love density, mixed-use, and the opportunity to participate in the process!

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Larry [redacted]

6/3/2026

NWWAG

C-69

- Turn airplane park into shooting range
- Police tickets / enforce driving laws
  - side streets - speeding
  - bicyclists on sidewalks
- Traffic concerns - volume + safety
- Loss of affordable business rentals to residential development

Submitted On	Name	Email	Comment
08/17/2026 18:36:31	Robert Solomon	r[redacted] [redacted]	Our company owns two properties designated as housing element sites. They are located at 1650 Sunflower, and 3539 Howard Way. Under the draft MUOD, there is a 30% open space requirement. We believe this will make residential development uneconomical. This open space requirement should be substantially reduced. In addition, we are very concerned that if our properties are designated as housing element sites, the existing industrial uses become legal non-conforming. We do not know if housing will work on our properties today or in the future. Our properties are surrounded by other industrial and office properties. Right now, the existing legal non-conforming ordinance provides that we would lose our grandfathered right if the use is discontinued for 6 consecutive months. If one of our tenant's vacates, it may take more than 6 months to re-lease our properties. As such we think the legal non-conforming discontinuance should be changed to 12 months. Without the above changes, we would request that our properties be removed as housing element sites. Thank you for the consideration. Robert Solomon

Anna Williams
Associate Attorney
[redacted]14
[redacted].com

August 19, 2026

City of Costa Mesa
Economic and Development Services Department
77 Fair Drive
Costa Mesa, California 92626
neighborhoods@costamesaca.gov

VIA ELECTRONIC MAIL

Re: Comments on the Revised Public Review Draft of the Housing Element

To Whom it May Concern:

On behalf of our client, the Sakioka family, the owners of property in the North Costa Mesa Specific Plan ("Sakioka"), we are writing to submit limited clean-up and consistency comments on the City of Costa Mesa's (the "City") revised public review draft of the Housing Element dated August 12, 2026. In reviewing the latest draft, we spotted some antiquated zoning and general plan references that should be corrected before the City re-adopts the Housing Element.

1. As indicated in this week's Planning Commission staff report, (a) property within the North Costa Mesa Specific Plan was previously rezoned to permit residential density of 90 du/acre and (b) the City's Mixed-Use Overlay District provides alternative residential development standards. The following should be updated to reflect the same:

    a. Note 5 to Table 3-2. We recommend adding the following text (**bolded and underlined**): "(5): The maximum density for 1901 Newport Boulevard is 40 dwelling units per acre. See North Costa Mesa Specific Plan for exceptions. **Property may also be separately developed under the Mixed-Use Overlay and higher densities may apply on housing element sites.** No residential development is permitted within the 23.4-acre project site generally addressed as 1375 Sunflower Ave. and 3370 Harbor Blvd."

    b. Note 2 to Table 3-7. We recommend adding the following text (**bolded and underlined**): "(2) South Coast Metro Center (Area 6) has a site- specific FAR of 0.79. Sakioka Lot 2 (Area 8) has a maximum site- specific FAR of 1.0. **Property may also be separately developed under the Mixed-Use Overlay and higher densities may apply on housing element sites.**"

2. The MUOD regulations the City Council adopted earlier this year provide that the maximum height permitted when developing under the MUOD is either 108' or the maximum building height in an applicable specific plan, whichever is higher. This should be reflected in the "maximum building height" discussion on page 3-11 of the Housing Element. We recommend the following text edits (**bolded and underlined**): "As of March 2026, the City modified its maximum building

heights up to 108 feet **(or the maximum building height in an applicable specific plan, whichever is higher)** for residential projects on Housing Element sites, depending on the maximum residential density allowed."

3. Table 3-8 contains an errant reference to a Collector Street on Sakioka Lot 2. That Collector Street does not appear in the City's Circulation Element. Reference to this Collector Street should be removed from the Table so the Housing Element is consistent with the City's Circulation Element. The maximum height provided for Area 8 under the Specific Plan is also 120 (not 180) feet.

4. Appendix B. Sites Analysis.

   a. Discussion of Sakioka Lot 2 is inconsistent with current zoning. We recommend making the following corrective edits (**bolded and underlined**):

      "**Sakioka Lot 2**

      Sakioka Lot 2 is a 30.93-acre site located north of the 405 Freeway with General Plan Land Use designation that allows **up to 90 units to the acre ~~660 residential units, 863,000 Square feet of office or retail use~~** and a Floor Area Ratio of 1.0. The property is also located in the North Costa Mesa Specific Plan **and the Mixed-Use Overlay District**.

      The site is currently under a development agreement (DA) that was recently extended for ten years until May of 2031. The City has had continued discussions with the property owners who have indicated there is the potential for future housing development on the site in strategic areas. This development would occur pursuant to the new densities identified within the Housing Element, which may lead to the development of more units than currently established under the DA. The property owner and City could potentially amend the current DA or the property owner may develop outside of the DA but under the zoning requirements of the North Costa Mesa Specific Plan in order to achieve more **~~than 660~~** residential units in the future. Therefore, the existing DA does not present a cap or restriction on the future number of potential units on the Sakioka Lot 2 parcel. Furthermore, there are not affordability caps within the current DA which would limit the number of units which may be affordable. The City's 6th Cycle analysis includes an assumption of 1,200 dwelling units broken down into the very low, low, moderate, and above moderate-income categories. The property owner has expressed interest in communications with the City in developing for residential uses within the 8-year planning cycle. Continued coordination with the property owner indicates sustained interest in pursuing redevelopment, including residential uses, and reflects strong market interest in repositioning the site over the planning period."

   b. Table B-8. Requires the following corrections:

i. Sakioka Lot 2 (APN 410-441-17). Add MUOD under "Overlay or Specific Plan Designation." This property falls under both the MUOD and the North Costa Mesa Specific Plan.

ii. APN 410-501-25. Add MUOD under "Overlay or Specific Plan Designation." This property falls under both the MUOD and the North Costa Mesa Specific Plan. This property is also associated with a second APN, which appears to have been inadvertently omitted from the updated sites inventory, as it appeared in prior housing elements. That missing APN is 410-501-36; that assessor parcel is also under the MUOD and North Costa Mesa Specific Plan and has a maximum density of 90 du/ac.

iii. APN 410-501-31. Add MUOD under "Overlay or Specific Plan Designation." This property falls under both the MUOD and the North Costa Mesa Specific Plan.

We appreciate the City's ongoing willingness to discuss and consider these comments and support the City's ongoing efforts to facilitate housing and mixed-use development.

Sincerely,

Anna Williams

AW

cc: Amy Forbes
Mark Sakioka

Disability Rights California
California's protection & advocacy system

LEGAL ADVOCACY UNIT
[redacted]
Los Angeles, CA 90017

[redacted]

www.disabilityrightsca.org

August 19, 2026

VIA EMAIL

Mayor John Stephens and Costa Mesa City Council
c/o City Clerk
77 Fair Drive
Costa Mesa, CA 92626
cityclerk@costamesaca.gov

Housing Element Comment Portal Email
neighborhoods@costamesaca.gov

RE: Public Comment on August 12, 2026 Revised Housing Element Draft

To Mayor Stephens and the Honorable Members of the City Council:

Disability Rights California (DRC), the Public Interest Law Project (PILP), and the Law Office of Autumn Elliott submit this public comment regarding the City of Costa Mesa's August 12, 2026, draft 2021-2029 Housing Element. DRC, which submits these comments on behalf of its constituents and itself, is the nonprofit agency designated under state and federal law to protect and advocate for the rights of people with disabilities

in California.[1] PILP is a California legal services support center that provides technical assistance, training, research, litigation, and advocacy support to public interest law programs and community based organizations on law and policy issues related to housing, public benefits, anti-displacement, community preservation, and civil rights. In addition to the comment provided in this letter, we join the public comment submitted by Christopher Brancart of the Brancart & Brancart firm.

The proposed amendments to the City's Housing Element do not substantially comply with Housing Element Law, as discussed in greater detail below. Further, adoption of the proposed amendments—specifically the proposed amendments to Programs 2N (Reasonable Accommodation), 2O (Definition of Single Housekeeping Unit), and 2P (Group Homes)—would be an action materially inconsistent with the City's duty to affirmativley further fair housing pursuant to Government Code section 8899.50. Contrary to the proposed revisions in the draft Housing Element, which erroneously indicate that Programs 2N, 2O, and 2P have been completed with the April 7, 2026, adoption of Ordinances 2026-03 and 2026-04, these programs remain unfulfilled according to their own terms and objectives. As further discussed below, these Ordinances adopted in April do not ensure compliance with fair housing law or the duty to affirmatively further fair housing, but rather continue to violate the duties and protections of these laws by imposing restrictions and requirements on supportive shared housing for people with disabilities not imposed on other types of residential housing. Even worse, some of the revisions in Ordinances 2026-03 and 2026-04 exacerbate these issues and invite further discrimination against people with disabilities who live in, or wish to live in, supportive shared housing for people with disabilities in the City.

[1] Disability Rights California provides services pursuant to the Developmental Disabilities Assistance and Bill of Rights Act, 42 U.S.C. § 15001, PL 106-402; the Protection and Advocacy for Mentally Ill Individuals Act, 42 U.S.C. § 10801, PL 106-310; the Rehabilitation Act, 29 U.S.C. § 794e, PL 106-402; the Assistive Technology Act, 29 U.S.C. § 3011,3012, PL 105-394; the Ticket to Work and Work Incentives Improvement Act, 42 U.S.C. § 1320b-20, PL 106-170; the Children's Health Act of 2000, 42 U.S.C. § 300d-53, PL 106-310; and the Help America Vote Act of 2002, 42 U.S.C. § 15461-62, PL 107-252; as well as under California Welfare and Institutions Code §§ 4900 *et seq*.

I. The City's Zoning Code Reasonable Accommodation Ordinance Continues to Violate State and Federal Fair Housing Law.

Program 2N of the City's adopted Sixth Cycle Housing Element[2] requires the City to "review and adopt revisions to its Reasonable Accommodation process to be consistent with State and federal fair housing requirements" (Adopted Housing Element, 4-11.) The required amendments to the reasonable accommodation ordinance must "promote access to housing for persons with disabilities, address potential constraints and establish potential objective standards, and provide guidance and amend as necessary to promote greater certainty on how approval findings will be implemented." (Adopted Housing Element, 4-12.) The City's August 2026 Draft Housing Element proposes amendments to Program 2N that, if adopted, would read: "In April 2026, the City approved revisions to its Reasonable Accommodation process to be consistent with State and federal fair housing requirements." This proposed update is inaccurate because the April 2026 revisions to the reasonable accommodation ordinance did not render it consistent with state and federal fair housing requirements. The reasonable accommodation ordinance, as amended April 2026, continues to violate applicable fair housing laws and fails to promote access to housing for people with disabilites. Rather than making the false claim that Program 2N has been successfully implemented, the City should commit to implementing it fully by making further amendments to the reasonable accommodation ordinance to correct the deficiencies discussed below.

The City's Reasonable Accommodation procedure in its Zoning Code, which is Section 13-200.62 of its Municipal Code, includes a number of requirements that run afoul of California and federal fair housing law. Although the City approved Ordinance No. 2026-03 to amend Section 13-200.62 in April, this amendement merely removed one subsection that

[2] References to the adopted Sixth Cycle Housing Element are to the March 2023 Housing Element available on HCD's website at https://hcdpowerbi.blob.core.windows.net/housing-elements/CostaMesa-6th-Adopted-031023.pdf.

included unlawful criteria and left Section 13-200.62 replete with provisions that contravene fair housing law.

There remain many ways that Section 13-200.62 does not conform with California and federal fair housing law. As an initial example, Section 13-200.62 (f) provides a list of findings "all of which are required for approval" of a reasonable accommodation request, but includes required Findings (3), (5), and (7)[3] that improperly impose the burden of proof on the person or entity seeking the accommodation to establish an absence of the factors listed therein. As written, Findings (3), (5), and (7) require affirmative findings that there is no undue financial or administrative burden, no direct threat, and no fundamental alteration for the approval of a reasonable accommodation request. In other words, they require that the City affirmatively finds that those factors are *not* present. This has the effect of putting the burden on the person or entity making the request to establish the absence of an undue burden or fundamental alteration. That is contrary to fair housing law, which makes it the City's burden to establish that there *is* an undue burden, direct threat, or fundamental alteration before denying a reasonable accommodation request. Section 13-200.62 (f) cannot be remedied without restructuring as it combines Findings (1) and (2) that are properly the burden of the person or entity seeking approval of the reasonable accommodation with Findings (3), (5), and (7) that are the City's burden to establish if there is a legitimate reason the accommodation cannot be provided. These two types of findings must be bifurcated by restructuring the ordinance. Although DRC previously provided public comment before the adoption of this revised Ordinance in April of this year, the City did not make changes to address this issue.

The language of Section 13-200.62 fails to adequately reflect the law governing the findings that the City must establish to deny an otherwise valid reasonable accommodation request. For example, any decision by the City to deny a reasonable accommodation on the basis that it would be

[3] As referenced herein, Finding (7) means subdivision (f)(7) of the required Findings for approval of a reasonable accommodation according to the update to Costa Mesa's Municipal Code pursuant to Ordinance 2026-03. Before the adoption of this Ordinance, current Finding (7) was previously Finding (8), as prior Finding (7) was removed by the City with its April revision of Section 13-200.62.

an undue burden or fundamental alteration must be made “after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion.” 28. C.F.R. §35.150(a)(3); see also 2 Cal. Code Regs., § 12179 (d) (standards for denial based on undue burden and fundamental alteration). The City’s reasonable accommodation ordinance, however, requires no such finding by the City and instead places the burden on the requestor to prove the absence of an undue burden or fundamental alteration. As another example, both federal and state law require that any denial of a reasonable accommodation request based on a direct threat finding must also find that the threat cannot be mitigated by reasonable accommodation. 28 C.F.R. §35.139; 2 Cal. Code, Regs. § 12179 (b)(3). In contrast, the City’s reasonable accommodation ordinance requires denial of a reasonable accommodation request if the accommodation would result in a direct threat, without consideration of additional accommodations that would mitigate the threat. Costa Mesa Mun. Code, § 13-200.62 (f)(5). Again, despite previous public comments and technical assistance from state Department of Housing and Community Development (HCD) describing these issues and recommending revisions, the City has not made changes. Letter from Melinda Coy to Carrie Tai re: City of Costa Mesa – Request for Reasonable Accommodation, 115 E. Wilson Street – Letter of Technical Assistance (June 8, 2026) (HCD 6/8/2026 TA Letter), 10.

Section 13-200.62(f) also allows and, in some cases, requires denial of reasonable accommodations for reasons that are not permitted by federal and state fair housing laws. Again, the examples provided here were previously submitted in public comment before the adoption of Ordinance 2026-03, but the City did not address these issues. For example, Finding (4) requires a finding that the “requested accommodation is consistent with surrounding uses in scale and intensity of use.” This provision allows the City to deny a reasonable accommodation on grounds that the proposed development or use is different from the existing uses on surrounding sites, even if the proposed development or use would not constitute a direct threat, undue burden, or fundamental alteration. Additionally, the language

affords the planning director significant discretion to deny a requested accommodation based on their subjective view that the proposed development or use is inconsistent with surrounding uses even though a denial on that basis would violate state and federal fair housing laws. As noted by HCD in its June 8, 2026, letter of technical assistance to the City, provisions like finding (4) "create constraints on housing for persons with disabilities that are contrary to the intent of Housing Element Program 2N." HCD 6/8/2026 TA Letter, 9.

Similarly, Finding (6) improperly imposes a requirement in some instances for "a finding that the requested accommodation is necessary to make facilities of a similar nature or operation economically viable in light of the particularities of the relevant market and market participants generally." As noted by HCD in its June 8, 2026, technical assistance letter, this required finding involves "considerations beyond the individual request and the residence it involves, in violation of state law." HCD 6/8/2026 TA Letter, 10. Evaluation of a reasonable accommodation request involves an individualized inquiry, and consideration of the economic circumstances of other "market participants" is not appropriate. Finding (6) will be operationally difficult for staff or the applicants to make this determination given lack of information. Moreover, providing a feasibility study or market study about other housing does not fall within the burden of someone making a reasonable accommodation request. Making such a study a condition of approving a disability-related accommodation is therefore a discriminatory housing practice. In order to comport with fair housing law, this should likewise not be listed as a required finding.

Following the amendment to the ordinance earlier this year that deleted prior Finding (7)[4], the language of Finding (2) should also be revised. It currently states that "[t]he requested accommodation is necessary to provide one or more individuals with a disability an equal opportunity to use

[4] As referenced herein, "prior Finding (7)" means the previous Finding required by subdivision (f)(7) before the April 7, 2026, adoption of Ordinance 2026-03 that removed this subdivision from the City's Zoning Code. Prior Finding (7) required that "the existing supply of facilities of a similar nature and operation in the community is sufficient to provide individuals with a disability an equal opportunity to live in a residential setting."

and enjoy a dwelling." To ensure that City staff interpret Finding (2) consistent with fair housing laws, by focusing on the housing at issue in the request rather than "facilities of a similar nature and operation" elsewhere, Finding (2) should be revised to refer to an equal opportunity to use and enjoy "their dwelling," "the dwelling at issue in the accommodation request," or something similar.

Additional examples of unlawful criteria that remain in the City's Reasonable Accommodation procedure include Sections 13-200.62(e) and (g), and which DRC previously provided public comment before the April adoption of Ordinance 2026-03, regarding "considerations" that overlap with the required "findings" in Section 13-200.62(f) in a way that impedes consistency with fair housing law. Like Section 13-200.62(f), these sections fail to make clear which elements are the burden of the person making the reasonable accommodation request to establish and which are the City's burden. Many of them are also improper considerations. For example, the current ordinance permits consideration of "whether granting the request would be consistent with the City's General Plan." But by definition, any reasonable accommodation request pertaining to zoning will be inconsistent with the zoning scheme. "Requiring public entities to make exceptions to their rules and zoning policies is exactly what the FHAA does." *Anderson v. City of Blue Ash*, 798 F.3d 338, 363 (6th Cir. 2015); *City of Edmonds v. Washington State Bldg. Code Council*, 18 F.3d 802, 806 (9th Cir. 1994) (FHA imposes an affirmative duty to reasonably accommodate disabled persons). The question is not whether a requested disability accommodation is inconsistent with the City's General Plan or "the degree of deviation" from it, but whether granting it would *fundamentally alter* the General Plan. See also HCD 6/8/2026 TA Letter, 10 (noting that this provision "are subjective, potentially prejudicial, and can serve as constraints, violating Housing Element Law").

The ordinance also allows consideration of whether "the requested accommodation would fundamentally alter the character of the neighborhood" and whether "the accommodation would result in a substantial increase in traffic or insufficient parking." Costa Mesa Mun.

Code, § 13-200.62(g)(1), (2). As noted by HCD in its June 8, 2026, technical assistance letter, these provisions “are subjective, potentially prejudicial, and can serve as constraints, violating Housing Element Law.” HCD 6/8/2026 TA Letter, 10. The ordinance also allows denial on grounds that the reasonable accommodation would “create an institutionalized environment due to the number of and distance between facilities that are similar in nature or operation,” effectively allowing denial of reasonable accommodations based on the planning director’s subjective view that the City already has “enough” of a particular type of housing for people with disabilities. Costa Mesa Mun. Code § 13-200.62(g)(4). The City may not use vague or undefined conditions as a basis for denial of a reasonable accommodation request. The City must amend or eliminate these and other subsections (e) and (g) of Costa Mesa’s reasonable accommodation ordinance before the ordinance will comply with federal and state fair housing laws.

Other portions of Section 13-200.62 as currently written also run afoul of federal and state fair housing law. Again, DRC had previously provided this public comment before the adoption of Ordinance 2026-03. For example, Section 13-200.62(b) loads burdensome and irrelevant requirements onto people or entities making reasonable accommodation requests. A lay homeowner who needs an accommodation due to disability should be able to comply with application requirements without having to hire an attorney or other expert to help them understand what they need to do. The City should limit the application to information that is necessary for the City to evaluate whether the person or entity making the request has met their burden, such as the location of the dwelling at issue, the existence of the disability, the nature of the accommodation that is being requested, and the connection between the disability and the requested accommodation. The current provisions in Section 13-200.62(b) that require people or entities making reasonable accommodation requests to provide “[a]ny other information that the director reasonably determines is necessary for evaluating the request for reasonable accommodation” ((b)(3)) and “[a]ny other information that the hearing officer reasonably concludes is necessary to determine whether the findings required by subsection (e) of

this section can be made" ((b)(7)) are particularly problematic because they are not limited to the information necessary to establish that a person or entity is entitled to a reasonable accommodation.

As another example, and also previously provided in public comment by DRC, Section 13-200.62(d) provides that appeals of reasonable accommodation requests will be handled through the same procedures as "any other discretionary permit." However, the appeals process pertaining to reasonable accommodation requests needs to be navigable and manageable by lay people with disabilities. This provision should be repealed and replaced with new language that requires a prompt, clear statement of the reasons for any denial, establishes a simple procedure for requesting an appeal, provides a reasonable deadline for making requests for an appeal, and eliminates the need for individuals or entities to pay for the City's review of their reasonable accommodation determination.

Most importantly, the section of the reasonable accommodation ordinance addressing appeals must exempt them from the review procedures that govern general zoning matters in order to respect the privacy of people's disabilities and disability-related needs during any review process. Hearings regarding reasonable accommodations requests should not be made by legislative bodies, and no public notice should be made regarding reasonable accommodation reviews. We have already seen that public hearings create an opening for members of the public to express animus against people with disabilities, which imposes an improper barrier to people seeking such accommodations. For example, as the City is aware, DRC previously represented Jane Doe, in the matter *Insight Psychology and Addiction, Inc, et al. v. City of Costa Mesa*, regarding Costa Mesa's zoning disrimination against supportive shared housing for people with mental health disabilities. At the hearings regarding Insight's reasonable accommodation request, a member of the public told the Planning Commission that a person who is "mentally disabled does not belong in a neighborhood next door to me or any of us in this room," and another member of the public testified to the City Council that the "mentally ill cannot associate with our children, neighbors." Hearing those types of

prejudicial comments was traumatic for our client Ms. Doe, who spoke about her own experiences with mental illness and the ways that staying at Insight's housing had helped her, at a hearing on Insight's reasonable accommodation request. Not only is the City not obligated to provide the public with a forum to intimidate and humiliate people like Ms. Doe, but the City cannot put people like her through such an ordeal as a condition of having their accommodation request reviewed. Nor can such animus play any part in the City's review of an accommodation request. For similar reasons, the ordinance should also make clear that only the person or entity making the request can appeal a decision regarding a reasonable accommodation, in contrast to the current language which permits virtually anyone – including neighbors with an animus against people with disabilities – to appeal.

In short, these examples provide a nonexhaustive list of many of the ways that the amendment to Section 13-200.62 that the City approved by way of Ordinance No. 2026-03 is inadequate to render its Reasonable Accommodation process consistent with California and federal fair housing law. The City moved forward with this inadequate amendment and failed to further amend Section 13-200.62 despite repeated public comment from Disability Rights California, and others in the community, which articulated many of the ways that its reasonable accommodation zoning ordinance violates California and federal fair housing law.

We urge the City to abandon its proposed amendment to Program 2N of its Housing Element and instead take action to ensure that its Zoning Code reasonable accommodation procedures comply with state and federal fair housing requirements.

II. The City's Definition of "Single Housekeeping Unit" Perpetuates and Exacerbates Limitations on Shared Housing Opportunities for People with Disabilities to Live Together in Supportive Settings.

Program 2O of the City's Sixth Cycle Housing Element provides for adoption of revisions to its definition of "Single Houskeeping Unit" in its

Zoning Code “to provide greater flexibility in consideration of accommodating a variety of household situations for related and unrelated individuals living together.” Adopted Housing Element, 4-12. The City’s proposed amendments to Program 2O, if adopted, would read: “In April 2026, the City adopted revisions to its zoning code per the objectives below.” This proposed revision is inaccurate because the City’s amendment to this definition of Single Housekeeping Unit in April of this year continues to impose unworkable and invasive criteria that are difficult for the City to assess and enforce in an objective and equitable manner, which ultimately invites discriminatory enforcement and limits shared housing opportunities for people with disabilities.

When the City adopted Ordinance 2026-03 it further exacerbated existing problems with the definition by removing objective standards and instead set forth invasive criteria that the City cannot practically review and enforce in a nondiscriminatory, equitable manner, and without invading the privacy of households.

The City’s definition of Single Housekeeping Unit is an incredibly invasive intrusion into the privacy of Costa Mesa families and homes. The government should not be monitoring whether the members of a private household are eating dinner together, keeping joint bank accounts, or having regular conversations with one another, or keeping tabs on who has taken responsibility for keeping the living room or the kitchen clean and tidy. The depth of the privacy invasion contemplated by the single housekeeping unit definition suggests that the City intends to reserve investigation and enforcement of the definition against disfavored classes of people who historically and routinely still experience discrimination, such as people with disabilities.

The definition of “Single Housekeeping Unit” also invites discriminatory enforcement in other ways. The requirement that “residential activities” be conducted on a “not-for-profit” basis would also exclude people with a variety of disability-related needs, such as the need to pay someone to assist them with activities of daily living. See Letter from Paul McDougall

to Lori Ann Farrell Harrison re: Group Home Ordinances – Letter of Technical Assistance (Nov. 29, 2023), 6 (noting that “problematic policies include requiring all residents to share a common lease or deed, excluding for-profit group homes and overly scrutinizing living arrangements (e.g., not allowing for locks on rooms or having separate entrances).”). The meal-sharing requirement discriminates against people who have religious or medical dietary needs that require separate meals and food preparation. The entire definition take in whole discriminates against seniors and people with disabilities who need to rent out a room or rooms (whether as homeowner or tenant) in order to remain living independently in the community, or who cannot take on shared responsibilities, expenses, or activities due to a physical or mental impairment or to participation in disability-related public benefit programs that prohibit or penalize such sharing.

Although DRC and others have previously provided public comment on these problems with this definition prior to the adoption of Ordinance 2026-03, the City nevertheless moved forward with this problematic definition.

The discrimination that the definition of “Single Houskeeping Unit” invites is significant to the availability of shared housing for people with disabilities within the City because only housing that meets this definition is permitted as of right in every residential district according to the City’s Land Use Matrix under Costa Mesa Municipal Code Section 13-30. Thus, it is incorrect that the April 2026 revisions to the “Single Housekeeping Unit” definition would provide greater flexibility in consideration of accommodating a variety of household situations for related and unrelated individuals living together. For these reasons, we urge the City to discard its proposed revision to Program 2O in the draft Housing Element and instead fully implement Program 2O by amending it as discussed above.

III. The City's Zoning Code "Goup Home" Regulation Ordinances Continue and Worsen Discrimination Against People With Disabilities.

Program 2P of the City's Sixth Cycle Housing Element requires adoption of revisions in its Zoning Code regarding regulations of "group homes," which are defined under the City's code to apply exclusively to people with disabilities living in supportive shared housing.[5] Program 2P requires the City review and adopt revisions to its zoning code applicable to group homes to affirmatively further fair housing and comply with fair housing laws." Adopted Housing Element, 4-12. To that end, the City must "Review and revise the City's zoning code and application procedures applicable to group homes to promote objectivity and greater approval certainty similar to other residential uses." *Ibid.* The City now proposes to amend Program 2P to read: "In April 2026, the City approved revisions to its Zoning Code applicable to group homes to affirmatively further fair housing and comply with fair housing laws per the objectives below." This proposed update is false and should be withdrawn because the Ordinances 2026-03 and 2026-04, adopted in April 2026, did not remedy the City's group home regulations' violations of applicable fair housing laws, and the City continues to subject group homes to requirements that it does not apply to other uses.

The City's Zoning Code continues discriminatory regulation of supportive shared housing for people with disabilities, even after the adoption of Ordinances 2026-03 and 2026-04. Both before and after the revisions of these ordinances, the City's "group home" regulations only permit supportive shared housing for people with disabilities in residential use zones with conditional or special use permits and impose significantly burdensome permitting requirements and restrictions under Costa Mesa Municipal Code Section 13-322(a), including separation requirements of

[5] Costa Mesa Municipal Code Section 13-6 defines shared housing for people with disabilities as a "group home" meaning "[a] facility that is being used as a supportive living environment for persons who are considered handicapped under state and federal law" and "shall not include the following: (1) residential care facilities; (2) any group home that operates as a single housekeeping unit; (3) any group home without an operator."

650 feet between “group homes” or sober living homes. As noted in HCD’s technical assistance letter of November 29, 2023:

> These spacing requirements have a particularly severe impact on group homes, severely limiting where they can locate, causing group homes to close, and preventing others from opening. Yet the City has not shown that these spacing requirements are necessary or that there are health, safety, or similar justifications for the spacing requirements, or that if these were actual issues, that the City could not address them through less restrictive and discriminatory policies.

HCD TA 11/29/2023 TA Letter, 8. Significantly, Ordinances 2026-03 and 2026-04 revised the definition of “group home” to effectively require shared housing for people with disabilities to have “an operator” and require an operator’s permit. But it is both illegal discrimination and an insult to people with disabilities to assume that disabled people cannot live together in the community without someone governing the behavior of the residents as residents, setting rules for them, or otherwise supervising them. Rather than fixing the problems with the group home regulations, which already limit in a discriminatory way where people with a disability-related need to share housing can live, Ordinance 2026-03 exacerbates the problem.

The current group home regulations also provide for a discriminatory review process. The April revision to the notice requirement in Costa Mesa Municipal Code Section 13-311(b) in Ordinance 2026-03 does not eliminate its discriminatory nature. Calling the notice a “courtesy” written notice does nothing to lessen the problem that the notice allows neighbors to express discriminatory animus against people with disabilities as part of the group home special use permit process. As City planner Anna McGill acknowledged at the February 9, 2026, Planning Commission hearing regarding this proposed language, no other ministerial permit process has such a notice requirement. It is discriminatory against people with disabilities to impose this notice requirement for group homes. As noted by HCD in its November 29, 2023, technical assistance letter, such notice

requirements “burden group homes with additional, unjustified costs, while perpetuating fears and stereotypes about persons with disabilities.” HCD 11/29/2023 TA Letter, 9. The City’s regulations of “group homes” in its Zoning Code continue to single out supportive shared housing for people with disabilities for this treatment.

These revisions to the “group home” definition and regulations in Ordinances 2026-03 and 2026-04 adopted in April worsen discrimination against people with disabilities rather than ensure compliance with fair housing law. The City chose to make these revisions despite public comment from Disability Rights California and others warning that these would compound the existing problems with how the City’s regulation of “group homes” contravene the duty to affirmatively further fair housing and fair housing law. These issues with the City’s “group home” regulations still exist after the City’s revision to its Zoning Code in April. Accordingly, it is untrue that Program 2P has been revised to affirmatively further fair housing and comply with fair housing laws to promote objectivity and greater approval certainty similar to other residential uses. Instead, the City’s Zoning Code regulation of supportive shared housing for people with disabilities continues to treat this housing differently and less favorably than othe residential uses, and worsened these problems. Rather than amending Program 2P as proposed, the City should fully implement Program 2P by amending its group home regulations to remove discriminatory barriers to the siting and operation of group homes within the City.

IV. The proposed revisions to Programs 2N, 2O, and 2P do not substantially comply with Housing Element Law.

Government Code 65583 (c)(3) requires Housing Elements to:

> Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall

> remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. . . .

The Adopted Housing Element included Programs 2N, 2O, and 2P to fulfill this obligation, but the City failed to implement them by their December 2024 deadline. See Adopted Housing Element, 4-11 to 4-12. Now the City proposes amendments that not only include false information about the programs' implementation status but also would eliminate any stated steps to bring the City's Reasonable Accommodation ordinance, Single Housekeeping Unit definition, and "group home" regulations into compliance with applicable law. Rather than committing to removing constraints to housing for people with disabilities, the proposed amendments evince the City's intent to allow those constraints to persist for the remainder of the planning period.

Additionally, Government Code section 65583(a)(5) requires "an analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing . . . for persons with disabilities." The August 12, 2026, Draft Housing Element's constraints section includes discussion of the Reasonable Accommodation ordinance and the definition of Single Housekeeping Unit. Draft, at 3-36 to 3-37. However, it does not include any updated analysis of the changes that the City enacted in April 2026, nor does it analyze the City's treatment of group homes as a constraint to the siting, operation, and maintenance housing for people with disabilities. Accordingly, the Draft does not substantially comply with Government Code section 65583(a)(5). See also HCD 11/29/2023 TA Letter (identifying constraints).

Adoption of the proposed revisions would not substantially comply with Housing Element Law.

V. The proposed amendments are materially inconsistent with the City's duty to affirmatively further fair housing.

Government Code section 8899.50 requires the City to affirmatively further fair housing, which subdivision (a)(1) of this Section provides:

> means taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws.

The City must also "take no action that is materially inconsistent with its obligation to affirmatively further fair housing." Gov. Code, § 8899.50 (b). The City's existing Reasonable Accommodation ordinance, definition of Single Housekeeping Unit, and "group home" regulations all create barriers to the siting and operation of housing for people with disabilities, constraining housing choice and fostering segregation. See California Department of Housing And Community Development, *Affirmatively Furthering Fair Housing: Guidance for All Public Entities and for Housing Elements* (April 2021 Update), 38 ("Common Zoning Barriers for Persons with Disabilities"); see also HCD 6/8/2026 TA Letter, 16 (City's current reasonable accommodation process violates AFFH law). Amending the Housing Element to make false statements about the implementation status of Programs 2N, 2O, and 2P and to eliminate language regarding the City's commitment to fully implement these programs would, therefore, be an action inconsistent with the City's duty to affirmatively further fair housing.

VI. Conclusion

We strongly urge the City to reject the proposed revisions to its Housing Element and direct City staff to continue working on the implementation of Program 2N, 2O, and 2P so that the City's regulations do not discriminate against people with disabilities.

We appreciate your time and attention to our comments.

Sincerely,

Alexandra M. Robertson



Litigation Counsel
Disability Rights California

Charlotte Lanvers
Litigation Director
Disability Rights California

Autumn M. Elliott
Law Office of Autumn Elliott

Melissa A. Morris
Staff Attorney
Public Interest Law Project

From: Rob [redacted] <[redacted]@blt-enterprises.com>
Sent: Tuesday, August 18, 2026 10:34 AM
To: HALLIGAN, MICHELLE <MICHELLE.HALLIGAN@costamesaca.gov>
Cc: Eric [redacted] <[redacted]@blt-enterprises.com>; Lukas [redacted]@blt-enterprises.com>; planninginfo@costamesaca.com; PC Public Comments <PCPublicComments@costamesaca.gov>
Subject: RE: Draft Mixed-Use Overlay City of Costa Mesa

Hi Michelle,

Thank you for all of your hard work to date on the Housing Element and MUOUD. I attended the Planning Commission hearing via Zoom last night and was very impressed by the amount of work you and the rest of the staff have put into this process.

As you may recall, our company owns two properties that are proposed to be designated as new Housing Element opportunity sites: 1650 Sunflower and 3539 Howard Way. Since we last spoke, we have come to understand that designation of these properties as Housing Element sites would result in the loss of our existing base zoning. We did not fully appreciate that consequence until reviewing the staff report and attending last night's hearing.

Both properties are currently leased to light industrial/distribution users, and the surrounding area is predominantly developed with light industrial and office uses. While we recognize that residential redevelopment could potentially be attractive at some point in the future, we are not currently in a position to determine whether such a redevelopment would be economically viable, particularly given current interest rates, construction costs, and the character of the surrounding uses. In addition, certain development standards in the draft MUOUD, including the 30% minimum common open space requirement, would materially affect the feasibility of residential development on these properties.

For these reasons, we respectfully request that 1650 Sunflower and 3539 Howard Way not be designated as Housing Element opportunity sites. This request is not intended to foreclose the possibility of residential redevelopment in the future. Rather, given the existing uses of the properties and the uncertainty surrounding the feasibility of residential redevelopment, we are not comfortable giving up our existing base zoning rights at this time.

I submitted the same request through the comment section of the website and also emailed you and the Planning Commission yesterday, but I am not certain that those comments were received.

Please confirm receipt of this email and let me know whether there are any additional steps we should take to have these two properties removed from the proposed list of Housing Element opportunity sites.

Thank you,

Rob Solomon

.....
.....

Robert [redacted]
President and Chief Legal Officer
BLT Enterprises
[redacted] Santa Monica, CA 90404 | [redacted]@blt-enterprises.com

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Thank you

From: HALLIGAN, MICHELLE <MICHELLE.HALLIGAN@costamesaca.gov>
Sent: Wednesday, July 8, 2026 2:06 PM
To: Rob [redacted]@blt-enterprises.com>
Subject: RE: Draft Mixed-Use Overlay City of Costa Mesa

Hi Rob, If you have time, please give me a call or send a Teams invite.

Michelle Halligan
Senior Planner
City of Costa Mesa | Economic and Development Services Department (*soon to be the Community Development Department)*
77 Fair Drive 2nd Floor| Costa Mesa | CA 92626 | (714) 754-5608

"The City of Costa Mesa serves our residents, businesses and visitors while promoting a safe, inclusive, and vibrant community."

PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS EMAIL. THANK YOU.

From: Rob [redacted]@blt-enterprises.com>
Sent: Tuesday, July 7, 2026 4:55 PM
To: HALLIGAN, MICHELLE <MICHELLE.HALLIGAN@costamesaca.gov>

From: Aaron Klemm
To: Neighborhoods
Subject: Housing Element comment
Date: Tuesday, August 18, 2026 3:51:47 PM

I tried to submit using the online form but could not review my submission. This email should replace the poorly formatted comment submitted on the website.

I am requesting that the city, its Planning Commission and City Council upzone to the maximum extent possible going above the 20% buffer to legalize housing and usher in zoned capacity for housing abundance. The city should do that by increasing both the quantity and quality of upzonings — and critically, to disperse them rather than concentrate them in one type of neighborhood.

The map tells the truth that the words will not.

As I reviewed the agenda packet, one acronym came to mind: POSIWID — the Purpose of a System is What it Does. The language in the public outreach sections is aspirational: family-friendly, affordable, affirmatively furthering fair housing. The actual Housing Element site map tells a different story.

This Housing Element concentrates new housing on what urbanists call car sewers — what traffic engineers more politely call arterial roads. These corridors carry high traffic speeds, noise, air pollution, and a pedestrian environment hostile to the people we are claiming to house. Meanwhile, single-family neighborhoods are exempted from any additional density whatsoever.

Concentrating density exclusively on arterial corridors is bad urbanism, and bad urbanism is self-defeating. When new residents are placed in environments defined by traffic noise, exhaust, and streets that no one wants to walk on, the lived experience of that housing becomes the argument opponents use against the next cycle of projects. Every poorly sited housing project is a gift to the people who will stand at this microphone next cycle and say: look what density does to a neighborhood. The city has an opportunity to break that cycle — to demonstrate that housing abundance and good urbanism are the same project, not competing ones. Upzoning only where it is politically convenient makes every future housing project in this city more difficult.

I understand that this concentration reflects the best the Commission and Council believed they could achieve under existing precedents. But those precedents are in direct conflict with state law and conflict with the city's stated values.

The reckoning is coming regardless.

Future RHNA cycles will require upzoning the neighborhoods that are currently exempted. When that moment arrives, the political backlash will be significantly worse because they believed the city when it told them that all new housing can be put on these arterial corridors. The concentration you choose today becomes the ammunition opponents use tomorrow.

A better framework comes from Strong Towns: no neighborhood should be subject to radical change, and no neighborhood should be exempt from change. Their recommendation is blanket incremental upzoning — every neighborhood moves up one step in density, using by-right ministerial approvals. No dramatic transformations. No exemptions. Shared, proportional, predictable change.

The Permit Streamlining Act — and why a much simpler zoning code is not optional.

Broader and more dispersed upzoning is not only the right planning decision, housing abundance is dependent on city staff being able to do their jobs within the law. The Permit Streamlining Act, codified at Government Code §§65920–65964.5 and significantly strengthened in the 2025 legislative session, imposes mandatory deadlines on housing application processing that the city cannot waive. Once a development application is submitted, the city has 30 calendar days to determine whether it is complete. Failure to make a complete, written determination within 30 days triggers automatic deemed-complete status. For post-entitlement permits, the deadlines are even tighter — 15 days to determine completeness and 30 to 60 days to approve or deny, depending on the number of units. Failure to meet those timelines renders the permit automatically deemed approved. ca

In the book, Humanizing Rules there is a saying. "If one person violates a rule, you have a people problem. If everyone violates the rule you have a rule problem." Costa Mesa has a zoning rule problem. Staff are tasked with an impossible task. Costa Mesa's zoning code is a document that has been amended, layered, and patched over decades into something that genuinely defies efficient administration. The moves by Dudek to simplify it are welcome and probably not enough unless the city staff are able to consistently meet the deadlines in the Permit Streamlining Act. When a planner must cross-reference multiple overlapping use tables, special conditions, specific plans and discretionary findings just to confirm a project's basic eligibility, meeting a 30-day completeness determination is not a matter of effort or competence — it is a matter of whether the code itself is legible. Staff are being asked to run a sprint in a maze. The Permit Streamlining Act's automatic approval consequences mean that a zoning code too complex to administer quickly is not just an inconvenience — it is a legal liability.

The city should do whatever it takes to legally to invalidate the poorly written Measure K and the partial repeal through Measure Y. They conflict with state law and will help usher in multiple periods of Builder's Remedy conditions over each cycle. Measure Y and K are government impediments to housing. Removing them will allow staff to practice good city

planning and expand the geography of where housing can be permitted. By-right ministerial approvals — the same mechanism that makes SB 9, SHRA, and ADU permits function — succeed precisely because they give staff a clear, objective checklist rather than a discretionary gauntlet. The legislature has made clear that it expects housing applications to move through a defined, time-limited process with objective criteria and published application requirements. A zoning code built around that model protects staff, protects the city from automatic approval liability, and produces better and faster housing outcomes. Massive simplification is not a concession to developers. It is professional competence codified. Digital Democracy

The choice before you.

Costa Mesa can upzone broadly, live the values stated in its own outreach materials, and exercise meaningful control over how its neighborhoods evolve.

Or it can follow Huntington Beach's path — kowtowing to NIMBYs, defiant, expensive, and ultimately losing — and arrive at the same destination while paying $50,000 per month in fines and surrendering local land use authority entirely.

I will be direct: I am increasingly sympathetic to the argument that opponents of housing should simply get what they want — good and hard. A frequent builder's remedy condition means any housing project meeting basic affordability thresholds cannot be denied regardless of local preferences or specific neighborhood and must be approved ministerially. That is the alternative to a compliant housing element. It is not a threat. It is the statute.

The more constructive path is housing abundance. It means residents exercising their private property rights with less government interference. City planners can competently practice their profession. It means increased property tax revenue from redeveloped parcels. It means our children being able to afford to live in the city where they grew up.

I urge the City to be bolder, tell the public the truth, upzone as broadly and as equitably as state law requires — and give staff a zoning code simple enough to administer it.

Thank you.

Aaron Klemm

[redacted]

Westside Costa Mesa — resident since 2010

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suspicious activities to the Information Technology Department.

Anna Williams
Associate Attorney
T: [redacted]
[redacted].com

August 19, 2026

City of Costa Mesa
Economic and Development Services Department
77 Fair Drive
Costa Mesa, California 92626
neighborhoods@costamesaca.gov

VIA ELECTRONIC MAIL

Re: Comments on the Revised Public Review Draft of the Housing Element

To Whom it May Concern:

On behalf of our client, the Sakioka family, the owners of property in the North Costa Mesa Specific Plan ("Sakioka"), we are writing to submit limited clean-up and consistency comments on the City of Costa Mesa's (the "City") revised public review draft of the Housing Element dated August 12, 2026. In reviewing the latest draft, we spotted some antiquated zoning and general plan references that should be corrected before the City re-adopts the Housing Element.

1. As indicated in this week's Planning Commission staff report, (a) property within the North Costa Mesa Specific Plan was previously rezoned to permit residential density of 90 du/acre and (b) the City's Mixed-Use Overlay District provides alternative residential development standards. The following should be updated to reflect the same:

    a. Note 5 to Table 3-2. We recommend adding the following text (**bolded and underlined**): "(5): The maximum density for 1901 Newport Boulevard is 40 dwelling units per acre. See North Costa Mesa Specific Plan for exceptions. **Property may also be separately developed under the Mixed-Use Overlay and higher densities may apply on housing element sites.** No residential development is permitted within the 23.4-acre project site generally addressed as 1375 Sunflower Ave. and 3370 Harbor Blvd."

    b. Note 2 to Table 3-7. We recommend adding the following text (**bolded and underlined**): "(2) South Coast Metro Center (Area 6) has a site- specific FAR of 0.79. Sakioka Lot 2 (Area 8) has a maximum site- specific FAR of 1.0. **Property may also be separately developed under the Mixed-Use Overlay and higher densities may apply on housing element sites.**"

2. The MUOD regulations the City Council adopted earlier this year provide that the maximum height permitted when developing under the MUOD is either 108' or the maximum building height in an applicable specific plan, whichever is higher. This should be reflected in the "maximum building height" discussion on page 3-11 of the Housing Element. We recommend the following text edits (**bolded and underlined**): "As of March 2026, the City modified its maximum building

heights up to 108 feet **(or the maximum building height in an applicable specific plan, whichever is higher)** for residential projects on Housing Element sites, depending on the maximum residential density allowed."

3. Table 3-8 contains an errant reference to a Collector Street on Sakioka Lot 2. That Collector Street does not appear in the City's Circulation Element. Reference to this Collector Street should be removed from the Table so the Housing Element is consistent with the City's Circulation Element. The maximum height provided for Area 8 under the Specific Plan is also 120 (not 180) feet.

4. Appendix B. Sites Analysis.

   a. Discussion of Sakioka Lot 2 is inconsistent with current zoning. We recommend making the following corrective edits (**bolded and underlined**):

      "**Sakioka Lot 2**

      Sakioka Lot 2 is a 30.93-acre site located north of the 405 Freeway with General Plan Land Use designation that allows **up to 90 units to the acre ~~660 residential units, 863,000 Square feet of office or retail use~~** and a Floor Area Ratio of 1.0. The property is also located in the North Costa Mesa Specific Plan **and the Mixed-Use Overlay District**.

      The site is currently under a development agreement (DA) that was recently extended for ten years until May of 2031. The City has had continued discussions with the property owners who have indicated there is the potential for future housing development on the site in strategic areas. This development would occur pursuant to the new densities identified within the Housing Element, which may lead to the development of more units than currently established under the DA. The property owner and City could potentially amend the current DA or the property owner may develop outside of the DA but under the zoning requirements of the North Costa Mesa Specific Plan in order to achieve more **~~than 660~~** residential units in the future. Therefore, the existing DA does not present a cap or restriction on the future number of potential units on the Sakioka Lot 2 parcel. Furthermore, there are not affordability caps within the current DA which would limit the number of units which may be affordable. The City's 6th Cycle analysis includes an assumption of 1,200 dwelling units broken down into the very low, low, moderate, and above moderate-income categories. The property owner has expressed interest in communications with the City in developing for residential uses within the 8-year planning cycle. Continued coordination with the property owner indicates sustained interest in pursuing redevelopment, including residential uses, and reflects strong market interest in repositioning the site over the planning period."

   b. Table B-8. Requires the following corrections:

i. Sakioka Lot 2 (APN 410-441-17). Add MUOD under "Overlay or Specific Plan Designation." This property falls under both the MUOD and the North Costa Mesa Specific Plan.

ii. APN 410-501-25. Add MUOD under "Overlay or Specific Plan Designation." This property falls under both the MUOD and the North Costa Mesa Specific Plan. This property is also associated with a second APN, which appears to have been inadvertently omitted from the updated sites inventory, as it appeared in prior housing elements. That missing APN is 410-501-36; that assessor parcel is also under the MUOD and North Costa Mesa Specific Plan and has a maximum density of 90 du/ac.

iii. APN 410-501-31. Add MUOD under "Overlay or Specific Plan Designation." This property falls under both the MUOD and the North Costa Mesa Specific Plan.

We appreciate the City's ongoing willingness to discuss and consider these comments and support the City's ongoing efforts to facilitate housing and mixed-use development.

Sincerely,

Anna Williams

AW

cc: Amy Forbes
Mark Sakioka

Please consider the environment before printing this email. Thank you.

Hi Michelle,
Please pass these comments on to the Planning Commission, City Council, and the Mayor:
Mayor Stephens, Council Members, and Planning Commissioners,
My name is Austin Mattison, and I am a resident of West Costa Mesa. While I agree that Costa Mesa must address housing needs—and I support thoughtful redevelopment—I am deeply concerned about the current "Neighborhoods Where We All Belong" proposal. As written, this plan disproportionately places the city's housing burden onto West Costa Mesa. This directly contradicts the core intentions of the State's Housing Element guidelines, which mandate that high-density rezoning be concentrated near major transit corridors and transportation centers, not tucked away into established, independent neighborhoods. By forcing it here, the proposal risks undermining the exact qualities that make our community one of the most unique, livable areas in Orange County.
But this is not another NIBMY email; we need more affordable housing. The problem only focuses on compliance, meanwhile ignoring aspects that will create huge future livability issues.
The City's vision heavily promotes mixed-use development as a tool to create walkable neighborhoods. However, the economic reality is very different. Because residential development yields the highest returns, developers naturally prioritize housing over retail. Consequently, projects advertised as "live-work" often deliver little to no meaningful commercial space. I see this firsthand as a resident of the Lighthouse development, where **not a single one of the 40+ units is occupied by a commercial business today.**
West Costa Mesa already possesses authentic walkability along 19th Street and Placentia Avenue, where residents can easily walk to grocery stores, coffee shops, restaurants, and entertainment venues. These organic, local businesses cannot simply be engineered later through design guidelines or ground-floor retail mandates. In fact, replacing these commercial properties with high-density residential projects will reduce walkability by forcing residents to drive farther for daily necessities.
Furthermore, this plan seriously underestimates the importance of "third places"—the informal gathering spaces that build community, culture, and social connection. West Costa Mesa's character was built by artists, musicians, entrepreneurs, and small businesses, not by luxury apartment projects.
Local institutions like the Quonset Hut Village on 17th Street, The Wayfarer, the Tiki Bar, Wilson Coffee, MoonGoat, Eagle & Pig, and Trenta are not accidental. They exist because West Costa Mesa has historically offered older commercial buildings, industrial spaces, and modest strip centers that remain affordable enough for independent businesses to survive and grow. This is the exact environment where legendary Costa Mesa brands like Volcom and RVCA got their start.
The economics of the proposed rezoning place these invaluable community assets at immense risk. When investors can replace aging commercial properties with high-density luxury apartments, culture and creativity cannot compete with those financial returns. Over time, the artist villages, local music venues, and independent markets will disappear, replaced by high-return projects that contribute nothing to our culture. Housing units alone do not create community; third places do. If every aging shopping center and industrial building becomes housing, we may meet state housing targets while simultaneously destroying the very ingredients that make Costa Mesa a desirable place to live.
If the City moves forward with these zoning changes, I respectfully ask that four revisions be considered:

1. **Provide stronger protections** for existing neighborhood-serving retail centers that offer daily necessities. Don't create food deserts and more car trips.
2. **Require meaningful, economically viable commercial space** within mixed-use developments, rather than allowing token retail components that remain permanently vacant.
3. **Identify and protect cultural, artistic, and entertainment uses** that contribute directly to Costa Mesa's identity.
4. **Evaluate the cumulative impacts** of commercial and industrial land conversion on neighborhood livability, walkability, entrepreneurship, and culture—not just housing production.

Cities must evolve, but housing alone does not make a great city. The question before you should not just be how many units we can build, but what kind of city will remain once they are built. Once our unique character, local businesses, and authentic culture are lost, they cannot be rebuilt. If this plan goes forward unaltered, it will strip away the soul of our neighborhood and leave us looking no different than the endless housing of

Yorba Linda or the sterile blandness of Aliso Viejo. Costa Mesa is better than that, and we can do better than this plan. I urge you to revise this proposal to protect our neighborhood-serving retail and creative spaces before they are gone for good.

Thank you for your consideration,
Austin Mattison
West Costa Mesa Resident

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McCray CAIP Partnership, LP
1930 Placentia Avenue, Suite A4
Costa Mesa, CA 92627
[redacted]

August 15, 2026

Michelle Halligan
Senior Planner
Planning & Community Development
City of Costa Mesa
77 Fair Drive, 2nd Floor
Costa Mesa, CA 92626

RE: Additional Parcels to be added to HCD State Housing Element:
2925 College Avenue, Costa Mesa – APN #s: 418-102-08
2949 College Avenue, Costa Mesa – APN # 418-102-09

Dear Michelle:

I am requesting to have our 2 parcels added to the HCD Housing Element proposed site plan. Although these parcels are not in Measure K, we respectfully request they be included, as the site is adjacent to our other site at Dale Way, which is included in the Housing Element.

Additionally, the site is across the street from Seapoint Villas and Pinecreek Apartments, both which are existing apartment complexes, so the location is compatible with existing and proposed use. Considering the city of Costa Mesa's situation with the State HCD, these would be beneficial for adding additional housing sites.

My letter dated 6/12/26 included both APNs but both addresses were not spelled out completely, so I believe this site would be an excellent candidate for additional housing. Therefore, I request that both parcels be included in the HCD State Housing Element:

- 418-102-08
- 418-102-09

I am sending this to be presented to the Planning Commission before the Special Planning Commission meeting scheduled for Monday, August 27, 2026.

The same reasoning in the previous letter is still relevant. I appreciate your attention to this matter.

Thank you,

Anne McCray
McCray Properties, LLC
General Partner
McCray Dale Way Partnership, LP
McCray CAIP Partnership, LP

BRANCART & BRANCART
ATTORNEYS AT LAW

Christopher Brancart
Elizabeth Brancart

P.O. BOX 686
PESCADERO, CA 94060

Telephone [redacted]
Facsimile [redacted]
www.brancart.com

Street Address
8205 Pescadero Road
Loma Mar, California 94021

August 19, 2026

Via Email and Facsimile

Hon. John Stephens, Mayor
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626
Fax: (714) 754-5028
John.Stephens@costamesaca.gov

Brenda Green, City Clerk
City of Costa Mesa
77 Fair Drive
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Carrie Tai, Director
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626
Fax: (714) 754-4856
carrie.tai@costamesaca.gov

Housing Element Comment Portal
neighborhoods@costamesaca.gov

Re: Comment Opposing Adoption of City's August 12, 2026 Revised Housing Element Draft

Dear Gentlepersons:

Pursuant to the City's public notice, I submit the following comment on behalf of group homes and their residents, owners, and operators. I also support and join the public comment letter submitted by Disability Rights California (DRC) regarding the August 12, 2026, Draft Housing Element. This comment objects to the revisions set forth in the City's Housing Element under Chapter 4,

Housing Programs, regarding Program 2N (Reasonable Accommodation), Program 2O (Definition of Single Housekeeping Unit), and Program 2P (Group Homes). The contested revisions appear at pages 4-11 and 4-12. Exhibit 1 attached is a copy of the relevant pages. Programs 2N, 2O, and 2P, and each of them, are revised to state that that program is "completed" based upon the City's enactment of code amendments in April 2026, viz.:

- Program 2N (Reasonable Accommodation): "In April 2026, the City approved revisions to its Reasonable Accommodation process to be consistent with State and federal fair housing requirements."

- Program 2O (Definition of Single Housekeeping Unit): "[I]n April 2026, the City adopted revisions to its Zoning Code per the objectives . . . to provide greater flexibility in consideration of accommodating a variety of household situations for related and unrelated individuals living together."

- Program 2P (Group Homes): "In April 2026, the City approved revisions to its Zoning Code applicable to group homes to affirmatively further fair housing and comply with fair housing laws[.]"

The "revisions" referenced in Programs 2N, 2O, and 2P are set forth in Ordinance 2026-03 (Exhibit 2) and Ordinance 2026-04 (Exhibit 3) enacted by the City on April 7, 2026. Copies of Exhibits 2 and 3 are attached to this letter for reference.

Contrary to the assertions in revised Programs 2N, 2O, and 2P, Ordinances 2026-03 and 2026-04 fail to enact revisions to the City's zoning regulations that "affirmatively further fair housing and comply with fair housing laws" or conform those regulations to "State and federal fair housing requirements." Accordingly, these assertions are false and fail to "complete" the mandatory Housing Element programs under Programs 2N, 2O, and 2P.

//
//

1. Ordinance 2026-03 fails to conform the City's reasonable accommodation regulations to state fair housing requirements; accordingly, the proposed revision to Housing Program 2N is false and must be withdrawn.

Ordinance 2026-03 amended the City's regulations governing reasonable accommodations. CMMC Title 13, Chapter IX, Article 15, Section 13-200.60, *et seq*. The amendment, however, fails to conform the City's regulation to state fair housing law for the reasons set forth in DRC's letter to the City, dated January 12, 2026 (Exhibit 4 attached). DRC identifies several unlawful provisions in the City's reasonable accommodation regulation that Program 2N aimed to correct. But those defects are not addressed in Ordinance 2026-03 and, as a result, the proposed revision to Housing Program 2N is inaccurate and cannot be adopted in good faith.

Moreover, there remains a profound unlawful consideration embedded in the City's reasonable accommodation regulation that Ordinance 2026-03 ignores. Under Ordinance 2026-03, CMMC 13-200.62(f)(8) and 13-200.62(g)(5) continue to erroneously mandate denial of any reasonable accommodation request if the City decides that it would cause a fundamental alteration in the "City's zoning program." That application of fundamental alteration is misleading and incorrect in evaluating a reasonable accommodation request for an exception to a municipal zoning requirement. The proper scope of the analysis is not the "City's zoning program;" instead, it is the City's General Plan, Cal. Govt. Code § 65860(a), including the City's duty to affirmatively further fair housing, Cal. Govt. Code § 8899.50. *See also* CMMC 13-3(a) ("This Zoning Code is a tool for implementing the goals, objectives and policies of the Costa Mesa General Plan, pursuant to the mandated provisions of the State Planning and Zoning Law (State Government Code section 65000 *et seq.*).

Under Ordinance 2026-03, CMMC 13-200.62 (f)(8) and 13-200.62(g)(5) continue to invite the City to erroneously find that any exception to the City's existing zoning regulation is a "fundamental alteration" of the "City's zoning program." Which is precisely what the City has done since 2015: It has denied every reasonable accommodation request by every existing Group Home that

applied for any reduction to the separation requirement under CMMC 13-323(c). See Exhibit 5 attached.

Worse still, Ordinance 2026-03 fails to correct the most pernicious provision of the City's reasonable accommodation regulation, CMMC 13-200.62(g)(4), authorizing the denial of a reasonable accommodation if "the requested accommodation would create an institutionalized environment due to the number of and distance between facilities that are similar in nature or operation." As amended by Ordinance 2026-03, the City's reasonable accommodation lacks any definition of "institutionalized environment" or any cogent criteria for determining the existence of an "institutionalized environment." Instead, the City presumes based on unfounded bias and stereotype about the occupants of every Group Home, defined as "persons who are considered handicapped under state or federal law," CMMC 13-6, that if any group home were to locate within 650 feet of any other group home, their mere proximity would form a critical mass that creates an "institutionalized environment," fundamentally altering the capacity of nearby structures to function as dwellings. Accordingly, the revision asserting that Program 2P is completed is false and cannot be adopted in good faith.

2. Ordinance 2026-03 fails to amend the definition of "single housekeeping unit" to accommodate "a variety of household situations for related and unrelated individuals living together;" accordingly, the proposed revision to Housing Program 2O is false and must be withdrawn.

The City's definition of Single Housekeeping Unit (SHU) is the pivotal zoning provision that governs housing opportunities throughout Costa Mesa's residential districts. Among all Residential Uses listed in the City's Land Use Matrix, CMMC TABLE 13-30, a Single Housekeeping Unit is the only use permitted of right in every residential district. Thus, if the City chooses to classify a residential occupancy as a SHU, then that household may occupy any dwelling in Costa Mesa pursuant to the zoning code. If the City refuses to classify a residential occupancy as a SHU, then that household is prohibited from the City's residential districts unless specially or conditionally permitted by the City or

compelled by state statute.

The City has repeatedly manipulated its SHU definition to exclude shared housing for persons with disabilities since at least 2014 and Ordinance 2026-03 continues that practice. The City last amended its SHU definition in 2014 as part of Ordinance 14-13, the City's sweeping revision of its zoning code that compelled the closure of existing group homes in R1 (SFR) districts – and prohibited any new group homes there – unless the household qualified for issuance of a special use permit. (This same framework was enacted by the City in 2015 to group homes in the City's MFR districts, as discussed below.) A fundamental, necessary condition of the City's discriminatory zoning restrictions enacted under Ordinance 14-13 was the simultaneous adoption of the current SHU definition.

Ordinance 2026-03 continues that unlawful practice. It revises the SHU definition to read:

> Single housekeeping unit. The occupants of a dwelling unit have **[1] established ties** and **[2] familiarity** with each other, including joint **[3] use** of and **[4] responsibility** for common areas, which includes **[5] interaction** with each other, **[6] shared meals**, **[7] household activities**, and **[8] expenses** and responsibilities; where **[9] residency is mutually agreed** by all residents, is **[10] not transitory** in nature and the residential activities of the household are conducted on a **[11] not-for-profit basis.**

This definition is worse than its predecessor because it strips the SHU definition of any objective, observable condition (i.e., "private, separate entrances, separate food storage and refrigerators"), leaving nothing behind but a series of necessary conditions lacking any objective standards and impossible to apply without invading a household's constitutionally protected privacy. The upshot is chilling: If applied as written, there are few if any households that could qualify as SHUs under the definition enacted in Ordinance 2026-03. Worse still, the revised SHU definition commits the City to police the personal relationships among every dwelling's occupants and to monitor the domestic affairs of every household in Costa Mesa. Accordingly, the revised SHU definition does not complete Program

2N; accordingly, the revision cannot be adopted in good faith.

3. Ordinances 2026-03 and 2026-04 fail to enact regulations governing group homes that "affirmatively further fair housing and comply with fair housing laws;" accordingly, the proposed revision to Housing Program 2P is false and must be withdrawn.

Ordinances 2026-03 and 2026-04 fail to implement Program 2P because they fail to make any substantive changes to the City's prior group home regulations, codified as CMMC Title 13, Chaps. XV and XVI, and CMMC Title 9, Chap. II, Art. 23. As a result, the City's group home regulations continue to discriminate against housing for disabled persons in violation of Cal. Govt. Code §§ 65008(a), (b), (d), 12955(l), 11135, 8899.50, 65583(c)(1), and 65583(a)(7) and the California Constitution. The revised regulations continue to prohibit any new or existing Group Home in any residential district unless permitted by the City. They also leave intact at least 35 specific, unique, burdensome restrictions or requirements that apply solely to Group Homes and no other uses or structures. See Exhibit 6 attached.

The only substantive change enacted by Ordinance 2026-03 is revision of the definition of "operator" and importing that revised definition into the definition of group home or sober living home. That amendment is deeply flawed and will not cure the problems that Program 2P was intended to address. The new operator definition is standardless, circular, and assumes that landlords renting to non-disabled persons do not set rules or engage in placement and behavioral oversight of their tenants – a demonstrably untrue assumption.

To start, the revised Operator definition now reads, "Operator means a company, business or individual, including an in-house manager, who provides residential services . . ." The City provides no definition of "in-house manager." But the term "house manager" appears in the substantive group home regulations. If, on the one hand, it is the City's intent to conflate "in-house manager" in the zoning definition of Operator to mean the same as "house manager" appearing in the City's substantive group home regulations, *see e.g.*, CMMC 13-311(a)(1)(iv), (viii), 13-311(a)(2), (4); 13-322(a)(2); CMMC 9-374(a), 9-374(b), then sprinkling

Operator throughout the group home regulations offers no relief from the discriminatory restrictions or requirements in the City's current group home regulations. Under that reading, the definition is wholly circular and any exemption conferred on housing for disabled persons based on the absence of a "house manager" is illusory. If, on the other hand, "in-house manager" means something other than "house manager" as found in the City's substantive group home regulations, then what *does* that term mean?

But even if this conundrum were resolved by Ordinance 2026-03, that resolution could not fix the fatal flaws in the Operator definition – fatal flaws that the City's zoning code now imports into the group home definition and substantive regulations. The zoning code definition of Operator:

Is Circular. It states that a property owner or manager is not an Operator if they "do not otherwise meet the definition of operator."

Depends on Meaningless Distinctions. Landlords and property managers of dwellings housing non-disabled persons perform the same functions and activities as an Operator, under the City's definition. They place persons in dwellings through their selection processes and procedures. They also set rules governing conduct within their properties, which govern residents' behavior as residents.

Offers an Exclusivity Standard Without Meaningful Parameters. A landlord or property manager is swept up in the definition of Operator unless they "exclusively handle real estate contracting, property management and leasing." These terms are nowhere defined; however, the rights and responsibilities of landlords or property managers under the Civil Code include placing individuals in a residence, setting occupancy rules, and governing the behavior of residents as residents.

Is Tautological. The definition's use of "resident" as "resident" and "operator" as "operator" are either tautologies or too confusing to provide any meaningful standards for enforcement.

Introduces the In-House Manager Ambiguity. According to the proposed definition, an operator is any entity or individual, "including an in-house manager." The meaning and purpose of the "in-house manager" is entirely unclear. An "in-house manager" is an individual, so does the explicit inclusion of this specific kind of individual mean that an "in-house manager" is always an operator?

As a result of these defects, the Operator definition is void for vagueness. By sprinkling Operator – or its proxy "in-house manager" – throughout the group home definitions and regulations, Ordinance 2026-03 renders them void for vagueness. And this outcome amplifies the void-for-vagueness problem already embedded in the City's current and proposed definitions of "group home" and "sober living home." Both definitions incorporate the zoning definition of "single housekeeping unit," a definition that now lacks any meaningful, objective standard, making it impossible to avoid arbitrary enforcement. Accordingly, Program 2P is not complete and cannot be adopted as such.

* * *

Thank you for your consideration.

/s/ Christopher Brancart
[redacted]

Chapter 4

Housing Plan

- Annually promote the benefits of this program to the development community by posting information on its webpage and creating a handout to be distributed with land development applications regarding development opportunities and incentives.
- Proactively reach out to developers at least once annually to identify and promote development opportunities.
- ~~Adopt priority processing and streamlined review for developments with units affordable to lower income households.~~ (Completed)
- Support funding development applications throughout the planning period for projects proposing units affordable to lower income households.

Timeframe: As funding is available, promote the program and outreach; adopt priority processing and other incentives by December 2024.
Responsible Agency: City of Costa Mesa Economic and Development Services Department/Planning Division
Funding Source: In Kind/General Fund

PROGRAM 2M: Parking Standards for Residential Developments

The City's residential off-street parking requirements are provided in Section 3.B.3 of this Housing Element. Parking requirements ensure that there is adequate parking provided for residents and for guests in both single-family and multi-family residences. This program seeks to avoid potential constraints due to parking requirements to facilitate the development of multi-family developments, and specifically affordable housing projects. In April2026, the City approved reduced parking requirements for all multifamily development and no minimum parking required for residential uses on sites identified by the Housing Element.

Objectives:

- Review and revise the Zoning Code's requirements for residential off-street parking for multi-family projects to facilitate the development of multi-family housing, and specifically affordable housing.
- Seek opportunities to reduce off-street parking requirements for residential uses beyond the Housing Element sites.

Timeframe: Review by December 2024; revise Code by Winter 2026~~5~~.
Responsible Agency: City of Costa Mesa Economic and Development Services Department/Planning Division
Funding Source: In Kind/General Fund

PROGRAM 2N: Reasonable Accommodation

The City has completed an analysis of its Reasonable Accommodation process in **Section 3** of this Housing Element. By the nature of Reasonable Accommodation requests and the range of potential modifications that could need to be accommodated, the City has to evaluate each request individually. This process is described within the City's Zoning Code and persons may contact the City's planning department for assistance with requests. In April 2026, the City approved ~~The City will review and adopt~~ revisions to its Reasonable Accommodation process to be consistent with State and federal fair housing requirements.

Objectives:

- Review and revise the Reasonable Accommodation procedure to promote access to housing for persons with disabilities, address potential constraints and establish potential objective standards, and

provide guidance and amend as necessary to promote greater certainty on how approval findings will be implemented.

- Meet with local organizations and developers to promote access to housing for persons with disabilities and address potential constraints.

Timeframe: Review and revise Code by December 2024. (Completed). Annually review and, if necessary, revise the reasonable accommodations procedures. Annually meet with local organizations and housing developers to promote access to housing for persons with disabilities and address potential constraints.
Responsible Agency: City of Costa Mesa Economic and Development Services Department/Planning Division
Funding Source: In Kind/General Fund

PROGRAM 2O: Definition of Single Housekeeping Unit

The City's definitions of "family" and "single housekeeping unit" within the zoning code do not differentiate between related and unrelated individuals, or between disabled and non-disabled individuals, living together. Notwithstanding, in order to promote flexibility to accommodate residents with different living conditions, in April 2026, the City adopted revisions to its Zoning Code per the objectives below.

Objectives:

- Review and revise the definition of "single housekeeping unit" within the zoning code to provide greater flexibility in consideration of accommodating a variety of household situations for related and unrelated individuals living together.

Timeframe: Completed – March 2026. ~~Review and revise Code by December 2024by March 2026.~~
Responsible Agency: City of Costa Mesa Economic and Development Services Department/Planning Division
Funding Source: In Kind/General Fund

PROGRAM 2P: Group Homes

The City has completed an analysis of its regulations applicable to group homes in **Section 3** of this Housing Element. Group homes are allowed in all residential zoning districts through a conditional or special use permit. In April 2026, ~~T~~the City ~~will review and adopt~~approved revisions to its Zoning Code applicable to group homes to affirmatively further fair housing and comply with fair housing laws per the objectives below.

Objectives:

- Review and revise the City's zoning code and application procedures applicable to group homes to promote objectivity and greater approval certainty similar to other residential uses.

Timeframe: Review and revise Code by Winter 2024 (Completed)
Responsible Agency: City of Costa Mesa Economic and Development Services Department/Planning Division
Funding Source: In Kind/General Fund

Housing Goal #3
Identify adequate, suitable sites for residential use and development to meet the City's Regional Housing Needs Assessment (RHNA) at all income levels and promote a range of housing types to meet the needs of all segments of the Costa Mesa community.

ORDINANCE NO. 2026-03

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA CALIFORNIA AMENDING ARTICLE 2 AND ARTICLE 3, CHAPTER I; CHAPTER II; CHAPTER III; CHAPTER IV; ARTICLE 11, CHAPTER V; ARTICLE 1, CHAPTER VI; ARTICLE 8, CHAPTER IX; ARTICLE 15, CHAPTER IX; ARTICLE 18, CHAPTER IX; ARTICLE 3, CHAPTER XII; CHAPTER XV; AND CHAPTER XVI OF TITLE 13 (PLANNING, ZONING, AND DEVELOPMENT), OF THE COSTA MESA MUNICIPAL CODE TO REZONE SIXTH CYCLE (2021-2029) HOUSING ELEMENT SITES AND IMPLEMENT HOUSING ELEMENT PROGRAMS TO COMPLY WITH STATE LAW AND MAKE RELATED REVISIONS TO THE ZONING CODE

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

WHEREAS, California Government Code Section 65580 et sec. (State Housing Element Law) requires each city and county to adopt a housing element that identifies and analyzes existing and projected housing needs within their jurisdiction and prepare goals, policies, programs, quantified objectives, and sites to further the development, improvement, and preservation of housing;

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

WHEREAS, the rezoning of Housing Element Opportunity Sites is necessary to establish the densities prescribed in the adopted Housing Element;

WHEREAS, the rezoning of Housing Element Opportunity Sites is exempt from Title 13, Chapter IX Special Land Use Article 22, An Ordinance to give the People of Costa Mesa Control of Their Future (Measure Y) pursuant to Costa Mesa Municipal Code Section 13-200.106(g);

WHEREAS, on November 29, 2023, the State of California Department of Housing and Community Development issued a letter to the City of Costa Mesa regarding Housing Element program implementation and describing the need for amendments to Costa Mesa Municipal Code Title 13 pertaining to Group Homes, single housekeeping units, and reasonable accommodations;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on February 9, 2026, with all persons having the opportunity to speak for and against the amendments;

WHEREAS, on February 9, 2026, the Planning Commission voted 6-1 to recommend the City Council adopt the amendments to Title 13 and coordinate with specific Housing Element Opportunity Site property owners and further review the North Costa Mesa Specific Plan for consistency with the proposed amendments;

WHEREAS, on March 17, 2026, the City Council held a duly noticed public hearing to give first reading to the proposed amendments to Title 13, with all persons having the opportunity to speak for and against the proposal at the public hearing;

WHEREAS, the City Council's motion to approve the amendments to Title 13 included direction to revise Section 13-83.58, "Properties identified in Housing Element", sub-section (b)(3), "Exception", of the Mixed-Use Overlay District (MUOD), to specify 18 properties removed from the Housing Element and/or the requirements of Section 13-83.58, thereby excluding those properties from the MUOD; remove parking minimums from sub-section (h)(2) and Table 13-83.58-A, and allow required usable common residential open space to be substituted by publicly accessible open space and required usable private open space to be substituted by usable common residential and/or publicly accessible open space;

WHEREAS, on April 7, 2026, the City Council held a duly noticed public hearing to give second reading to the proposed amendments to Title 13, with all persons having the opportunity to speak for and against the proposal at the public hearing;

WHEREAS, on November 15, 2022, the City Council adopted Resolution No. 2022-67, certifying and adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program that analyzed the candidate housing sites for the Sixth Cycle (2021-2029) Housing Element, which provided environmental clearance for the adoption of the Housing Element;

WHEREAS, the proposed amendments implement a schedule of actions contained in the approved Housing Element pursuant to Government Code Section 65583 and do not allow the construction of a distribution center, or oil and gas infrastructure, accordingly, the proposed amendments are statutorily exempt from

CEQA pursuant to Public Resources Code Section 21080.085(a) The proposed amendments to Title 13 implement a schedule of actions contained in the approved Housing Element pursuant to Government Code Section 65583 and do not allow the construction of a distribution center, or oil and gas infrastructure. Therefore, the proposed amendments are statutorily exempt from California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.085(a). In addition, the proposed amendments to Chapters I, III, IX, XV and XVI of Title 13 are exempt under CEQA Guidelines Section 15061(b)(3), because it can be seen with certainty that there is no possibility that these proposed Zoning Code amendments will have a significant effect on the environment.

Now, therefore, THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Title 13 of the Costa Mesa Municipal Code, Chapters I, III, IV, V, VI, IX, XII, XV, and XVI are hereby amended to read as set forth in Exhibit A, and Chapter II, the Official Zoning Map on file with the Planning Division, is hereby amended as depicted in Exhibit B, both attached hereto and incorporated herein by these references.

Section 2. Inconsistencies. Any provision of the Costa Mesa Municipal Code or appendices thereto inconsistent with the provisions of this Ordinance, to the extent of such inconsistencies and no further, is hereby repealed or modified to that extent necessary to affect the provisions of this Ordinance.

Section 3. Severability. If any chapter, article, section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance, or the application thereof to any person, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portion of this Ordinance or its application to other persons. The City Council hereby declares that it would have adopted this Ordinance and each chapter, article, section, subsection, subdivision, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more subsections, subdivisions, sentences, clauses, phrases, or portions of the application thereof to any person, be declared invalid or unconstitutional. No portion of this Ordinance shall supersede any local, State, or Federal law, regulation, or codes dealing with life safety factors.

Section 4. Effective Date. This Ordinance shall take effect thirty (30) days after its final passage.

Section 5. Certification. The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same to be published or posted in the manner required by law.

PASSED AND ADOPTED this 7th day of April, 2026.

John Stephens, Mayor

ATTEST:

Brenda Green, City Clerk

APPROVED AS TO FORM:

Kimberly Hall Barlow, City Attorney

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

I, BRENDA GREEN, City Clerk of the City of Costa Mesa, DO HEREBY CERTIFY that the above and foregoing Ordinance No. 2026-03 was duly introduced for first reading at a regular meeting of the City Council held on the 17th day of March 2026, and that thereafter, said Ordinance was duly passed and adopted at a regular meeting of the City Council held on the 7th day of April 2026, by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS: GAMEROS, MARR, REYNOLDS, CHAVEZ, AND STEPHENS.

NOES: COUNCIL MEMBERS: BULEY AND PETTIS.

ABSENT: COUNCIL MEMBERS: NONE.

IN WITNESS WHEREOF, I have hereby set my hand and affixed the seal of the City of Costa Mesa this 7th day of April 2026.

Brenda Green, City Clerk

I declare under the penalty of prejury that this document is a full, true, and correct copy of the original on file in this office.

ATTEST: DATED: 5/4/26

Deputy City Clerk, City of Costa Mesa, County of Orange, California

Article 2
Definitions

§ 13-5. Purpose.

The intent of this article is to define certain words and phrases which are used in this Zoning Code. Additional definitions may also be given in conjunction with the special regulations contained in Chapter IX, Special Land Use Regulations, and Chapter XII, Special Fee Assessments.

(Ord. No. 97-11, § 2, 5-5-97)

§ 13-6. Definitions.

Abutting. Sharing a common boundary, of at least one point contiguous to, having district boundaries or lot lines in common (i.e., not separated by an alley, public or private right-of-way, or street).

Accessory building. A building or part of a building which is subordinate to, and the use of which is incidental to that of the main building or use on the same lot.

Accessory dwelling unit (ADU). See Chapter V, Article 2, section 13-35.

Accessory use. A use incidental and subordinate to and devoted exclusively to the main use of the land or building thereon that does not change the character of the structure or use.

Accessory use, residential. A use that is a part of, and clearly incidental and secondary to, a residence; located on the same lot as a residence; and that does not change the character of the residential use such as:

(a) Accessory dwelling unit (ADU)

(b) Home occupations

(c) Personal property sales (i.e., garage or yard sales).

Adjacent. Same as abutting, but also includes properties which are separated by a public right-of-way, not exceeding 120 feet in width.

Adult business. See Chapter IX, Special Land Use Regulations, Article 1, Adult Businesses, for specific definitions and terms.

Alcoholism or drug abuse recovery or treatment facility. Adult alcoholism or drug abuse recovery or treatment facilities that are licensed pursuant to section 11834.01 of the California Health and Safety Code. Alcoholism or drug abuse recovery or treatment facilities are a subset of residential care facilities.

Alteration (structure). Any construction, addition or physical change in the internal arrangement of rooms or the supporting members of a structure, or change in the appearance of any structure, except paint.

Ambient noise level. The all-encompassing noise level associated with a given environment, being a composite of sounds from all sources, excluding the alleged offensive noise, at the location and approximate time at which a comparison with the alleged offensive noise is to be made.

Antenna. Any structure, including, but not limited to, a monopole, tower, parabolic and/or disk shaped device in single or multiple combinations of either solid or mesh construction,

intended for the purpose of receiving or transmitting communication to or from another antenna, device or orbiting satellite, as well as supporting equipment necessary to install or mount the antenna.

Antenna, amateur radio. An antenna array and its associated support structure, such as a mast or tower, that is used for the purpose of transmitting and receiving radio signals in conjunction with an amateur radio station licensed by the Federal Communications Commission.

Antenna, communication. All types of receiving and transmitting antennas, except satellite dish antennas and amateur radio antennas. Communication antenna includes, but is not limited to, cable television antennas, cellular radiotelephone cell antennas, FM digital communication antennas, microwave telephone communication antennas, and shortwave communication and other similar antennas.

Antenna height. The distance from the property's grade to the highest point of the antenna and its associated support structure when fully extended.

Antenna, satellite dish. An antenna intended for the purpose of receiving or transmitting communication to or from an orbiting satellite.

Antenna, whip. An antenna and its support structure consisting of a single, slender, rod-like element which is supported only at or near its base.

Apartment. A rental or lease dwelling having kitchen facilities in a structure designed or used to house at least one family, as the term "family" is defined in this Zoning Code.

Assembly use. A use conducted in a structure or portion of a structure for the purpose of a civic, education, political, religious, or social function or for the consumption or receipt of food and/or beverages. Assembly use includes, but is not limited to, churches and other places of religious assembly, mortuaries, primary and secondary schools, trade and vocational schools, colleges, amusement centers, billiards parlors, bowling centers, establishments where food or beverages are served, motion picture theaters, physical fitness facilities, skating rinks, and dance, martial arts, and music studios. Assembly use does not include sexually oriented businesses.

Association (homeowners'). The organization of persons who own a lot, parcel, area, airspace, or right of exclusive occupancy in a common interest development and who have interests in the control of common areas of such project.

Attached (structure). Any structure that has a wall or roof in common with another structure.

Attic. Any non-habitable area immediately below the roof and wholly or partly within the roof framing.

Awning. A roof-like cover that projects from the wall of a building for the purpose of shielding the sun or providing an architectural accent.

Basement. A space wholly or partially underground and having more than 1/2 of its height, measuring from floor to ceiling, below the average grade. If the finished floor level directly above the basement is more than four feet above grade at any point, the basement shall be considered a story.

Boardinghouse. A dwelling unit, other than a hotel, wherein rooms are rented under two or more separate written or oral rental agreements, leases or subleases or combination thereof, whether or not the owner, agent or rental manager resides within the dwelling unit. Boardinghouse, small means two or fewer rooms being rented to a maximum of three occupants per dwelling unit. Boardinghouse, large means three to six rooms being rented to a maximum of six occupants per dwelling unit. Boardinghouses renting two or fewer rooms and having more than three occupants, or renting more than six rooms and/ or having

more than six occupants, per dwelling unit are prohibited.

Building. Any structure having roof and walls and requiring permanent location on the ground, built and maintained for the support, shelter or enclosure of persons, animals, chattels or property of any kind.

Building height. The distance from the finished grade (as defined in this section) to the highest point on the roof, including roof-top mechanical equipment and screening.

Building, main. The building or buildings within which the principal use permitted on the lot is conducted.

Carport. A permanent, roofed structure, not completely enclosed which is used for vehicle parking.

Central administrative office. An establishment primarily engaged in management and general administrative functions performed centrally for other establishments of the same company.

Churches and other places of religious assembly. A type of assembly use which has the principal purpose of religious worship and for which the primary space is a sanctuary. Religious activities and services held in the sanctuary are conducted at scheduled times. The use may also include accessory facilities in the same or separate building that includes classrooms, assembly rooms, restrooms, kitchen, and a library. Other uses such as, but not limited to, day care facilities, nursery schools, schools, retail sales, and services to businesses, are not considered a primary function of churches and other places of religious assembly.

Cigar bar. See Smoking lounge.

City. City of Costa Mesa.

Common area. Those portions of a project area which are designed, intended or used in common and not under the exclusive control or possession of owners or occupants of individual units in planned development projects or common interest developments.

Common interest development. A development as defined in State Civil Code section 1350, containing two or more common interest units, as defined in Civil Code section 783; a community apartment project, as defined in State Business and Professional Code section 11004, containing two or more rights of exclusive occupancy; and a stock cooperative, as defined in Business and Professional Code section 11003.2, containing two or more rights of exclusive occupancy.

Conditional use permit. A discretionary approval usually granted by the planning commission which allows a use or activity not allowed as a matter of right, based on specified findings.

Convenience stores, mini-markets. A retail store, generally less than 10,000 square feet in area, that sells a variety of convenience foods, beverages and non-food items. Fresh dairy products, produce and/or meat may be offered on a limited basis.

County. County of Orange.

Covered parking space. A garage, carport or parking space which is completely covered by a roof.

Density bonus. A minimum increase of 25% over the allowable residential dwelling unit density as specified by the zoning classification.

Development. The division of land into two or more lots; the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure; any mining, excavation, landfill, or land disturbance; and any use or extension of the use of land.

Development review. The processing of a development plan when authority for approval is vested in the planning division.

Development services department means the Development Services Department of the City of Costa Mesa.

Development services director. The director of development services of the City of Costa Mesa, or his or her designee.

Disabled shall have the same meaning as handicapped.

Dormer. A vertical window in a projection built out from a sloping roof.

Driveway, common. A paved area for vehicle circulation and parking purposes which features joint use between two or more parties.

Driveway, individual. The paved area strictly leading to the garage/carport of a residence. This paved area serves vehicle parking purposes and does not extend beyond the garage/carport unless a curvilinear design is necessary for the turning radius.

Dwelling, single-family. "Dwelling, single-family" or "single-family dwelling" is a building of permanent character placed in a permanent location which is designed or used for residential occupancy by one family. A single mobile home on a foundation system on a single lot is a single-family dwelling. (See Manufactured housing).

Dwelling, multi-family. "Dwelling, multi-family" or "multi-family dwelling" is a building or buildings of permanent character placed on one lot which is designed or used for residential occupancy by two or more families.

Dwelling unit. One or more rooms in any building designed for occupancy by one family, and containing one kitchen unit, including manufactured housing. (See Manufactured housing).

Easement. A grant of one or more property rights by the owner for use by the public, a corporation or another person or entity.

Efficiency unit. A dwelling unit for occupancy by no more than two persons conforming to California's Health and Safety Code § 17958.1 with a minimum floor area of 150 square feet that provides bathroom facilities and a partial kitchen equipped with a sink, cooking appliance, and refrigerator.

Electronic cigarette. An electronic and/or battery-operated device used to provide an inhalable dose of nicotine by delivering a vaporized solution. The term includes any such device manufactured, distributed, marketed, or sold as an electronic cigarette, an electronic cigar, an electronic cigarillo, an electronic pipe, an electronic hookah, or any other product name or descriptor. The term does not include any medical inhaler prescribed by a licensed doctor.

Electronic game machine. Any electronic or mechanical device which upon insertion of a coin, slug, or token in any slot or receptacle attached to the device or connected therewith, operates, or which may be operated for use as a game, contest, or amusement through the exercise of skill or chance.

Emergency shelters. A facility that provides immediate and short-term housing for homeless persons that is limited to occupancy of six months or less. Supplemental services may include counseling and access to social programs. No individual or household may be denied to emergency shelter because of an inability to pay.

Employee housing. Shall have the same meaning as "employee housing" described in California Health and Safety Code Section 17021.5, and as set forth in California Health and Safety Code Section 17008 for farmworkers.

Entertainment (live). Any act, play, revue, pantomime scene, dance act, musical performance, or any combination thereof, performed by one or more persons whether or not they are compensated for the performance.

Establishment where food or beverages are served. Any commercial use that sells prepared food and/or beverages for consumption on site or off site, either solely or in conjunction with an ancillary or complementary use. Excluded from this definition are grocery stores, convenience stores, movie theaters, and other such uses, as determined by the development services director, where the sale of food or beverages is clearly incidental to the primary use. All establishments selling alcoholic beverages for consumption on-site are included within this definition

Fair housing laws. The Federal Fair Housing Act, the Americans with Disabilities Act, and the California Fair Employment and Housing Act, as each statute may be amended from time to time, and each statute's implementing regulations.

Family. One or more persons occupying one dwelling unit and living together as a single housekeeping unit.

Family day care home, large. A home which provides family day care to seven to 14 children as defined in section 1596.78 of the State Health and Safety Code.

Family day care home, small. A home which provides family day care to eight or fewer children as defined in section 1596.78 of the State Health and Safety Code.

Floor area ratio. The gross floor area of a building or project divided by the project lot area upon which it is located.

Garage. An accessory or attached enclosed building with doors, designed and/or used for vehicle parking.

Garage sale. An event for the purpose of selling or trading personal property. Garage sale includes yard sale.

General plan. The City of Costa Mesa General Plan as adopted or amended from time to time by the city council.

Grade. The lowest point of the finished surface elevation of either the ground, paving or sidewalk within the area between the building and the property line, or when the property line is more than five feet from the building, between the building and a line five feet from the building.

Grade, finished. The surface of the ground at a stated location as it exists after completion of precise grading.

Grade, natural. The unaltered natural surface of the ground at a stated location.

Gross acreage. The total area within the lot lines of a lot of land before public streets, easements or other areas to be dedicated or reserved for public use are deducted from such lot, and not including adjacent lands already dedicated for such purposes.

Gross floor area. The area of all floors within the walls of a structure except elevator and other vertical shafts (including stairwells) and elevator equipment areas.

Gross leasable area. The total floor area designed for tenant occupancy and exclusive use, including both owned and leased areas.

Group home. A facility that is being used as a supportive living environment for persons who are considered handicapped under state or federal law. A group home operated by a single operator or service provider (whether licensed or unlicensed) constitutes a single facility, whether the facility occupies one or more dwelling units. Group homes shall not include the following: (1) residential care facilities; (2) any group home that operates as a single

housekeeping unit; (3) any group home without an operator.

Guestroom. A room occupied or intended, arranged, or designed for occupancy by one or more guests.

Handicapped. As more specifically defined under the fair housing laws, a person who has a physical or mental impairment that limits one or more major life activities, a person who is regarded as having that type of impairment, or a person who has a record of that type of impairment, not including current, illegal use of a controlled substance.

Hazardous materials. Any material of quantity, concentration, physical or chemical characteristics, that poses a significant present or potential hazard to human health and safety or to the environment if released into the work place or environment; or any material requiring a Material Safety Data Sheet according to Title 8, section 339 of the State Code of Regulation.

Height. See Building height and Antenna height.

Home occupation. Any business or commercial use conducted within a dwelling unit.

Hookah lounge. See Smoking lounge.

Hotel. Any building or combination of buildings generally three or more stories in height containing six or more guest rooms offering transient lodging accommodations to the general public and providing incidental guest services such as food and beverage service, recreation facilities, retail services and banquet, reception and meeting rooms. Typically, room access is provided through a main or central lobby.

Household includes all the people occupying a dwelling unit, and includes people who live in different units governed by the same operator.

Integral facilities. Any combination of two or more group homes which may or may not be located on the same or contiguous parcels of land, that are under the control and management of the same owner, operator, management company or licensee or any affiliate of any of them, and are integrated components of one operation shall be referred to as integral facilities and shall be considered one facility for purposes of applying federal, state and local laws to its operation. Examples of such integral facilities include, but are not limited to, the provision of housing in one facility and recovery programming, treatment, meals, or any other service or services to program participants in another facility or facilities or by assigning staff or a consultant or consultants to provide services to the same program participants in more than one licensed or unlicensed facility.

Integral uses. Any two or more residential care programs commonly administered by the same owner, operator, management company or licensee, or any affiliate of any of them, in a manner in which participants in two or more care programs participate simultaneously in any care or recovery activity or activities so commonly administered. Any such integral use shall be considered one use for purposes of applying federal, state and local laws to its operation.

Intersection. The general area where two or more roadways join or cross.

Kitchen. Any room, all or part of which is designed and/or used for storage, refrigeration, cooking and preparation of food.

Landscaping. Plant materials such as lawn, groundcover, trees and shrubs.

Loft. An intermediate floor placed within a room, where the clear height above and below the loft is not less than seven feet, and where the aggregate area of the loft does not exceed 1/3 of the area of the room in which it is located.

Lot.

(a) A parcel of real property when shown as a delineated parcel of land with a number or designation on a subdivision map or parcel map recorded in the office of the county recorder, and created in conformance with the Subdivision Map Act and applicable local ordinances.

(b) A parcel of real property when shown on a record of survey map or deed filed in the office of the county recorder, when such map or deed was filed as the result of and was made a condition of a lot division approved under the authority of prior ordinances.

Lot area. The total land area of a project after all required dedications or reservations for public improvements, including, but not limited to, streets, parks, schools, and flood control channels. This phrase does not apply in the planned development zones where the phrase "site area," as defined in Chapter V, Development Standards, is used.

Lot, corner. A lot abutting on and at the intersection of two or more streets which intersect at an angle that is equal to or less than 135 degrees.

Lot, depth. The average of the horizontal distance between the front and the rear lot lines.

Lot, development. The master lot or project site upon which a development will be constructed.

Lot, individual dwelling unit. An individual building site or lot within a development intended for construction of a single attached or detached dwelling unit.

Lot, interior. A lot abutting only one street, or a lot abutting two streets which intersect at an angle greater than 135 degrees.

Lot, width. The horizontal distance between the side lot lines measured at right angles to the lot depth at the front building setback line.

Low barrier navigation center. Shall have the same meaning as “low barrier navigation center” as set forth in Government Code Section 65660.

Major modification. A discretionary entitlement, usually granted by the zoning administrator, which permits limited deviation from the strict application of the development standards contained in this Zoning Code, based on specified findings.

Manufactured housing. Detached housing that is built to the National Manufactured Housing Construction and Safety Standards Act of 1974, including structures known as manufactured homes and mobile homes. For the purpose of this Zoning Code, a factory-built single-family structure that is manufactured under the authority of 42 U.S.C. section 5401, the National Manufactured Home Construction and Safety Standards Act, transportable in one or more sections, built on a permanent chassis and used as a place of human habitation, shall be considered a single-family home and shall be reviewed under the same standards as a sitebuilt structure.

Marijuana. Has the same definition as that set forth in California Health and Safety Code section 11018.

Marijuana cultivation and/or medical marijuana cultivation. The planting, growing, harvesting, drying or processing of marijuana plants or any part thereof for any purpose, including medical marijuana, and shall include both indoor and outdoor cultivation.

Master plan. The overall development plan for a parcel or parcels which is depicted in both a written and graphic format.

Master plan of highways. The graphic representation of the city's ultimate circulation system contained in the general plan. It illustrates the alignment of the major, primary, secondary and collector highways.

Median. A paved or planted area separating a parking area, street, or highway, into two or more lanes or directions of travel.

Medical marijuana. Marijuana used for medical purposes in accordance with California Health and Safety Code section 11362.5.

Medical marijuana dispensary. A facility or location where medical marijuana is cultivated or by any other means made available to and/or distributed by or to three or more of the following: a primary caregiver, a qualified patient, or a person with an identification card in strict accordance with State Health and Safety Code sections 11362.5 et seq., and 11362.7 et seq., which shall include, but not be limited to, any facility or location engaging in the retail sale, dispensation, or distribution of marijuana for medical purposes that does not have an active role in the cultivation of the marijuana product that it sells, dispenses, or distributes, or when its cultivation of the marijuana product is off-site from the facility or location for retail sale, dispensation, or distribution.

Minor conditional use permit. A discretionary approval granted by the zoning administrator which allows a use or activity not allowed as a matter of right, based on specified findings.

Minor modification. A discretionary entitlement granted by the planning division, which permits limited deviation from the strict application of the development standards contained in this Zoning Code, based on specified findings.

Mixed use development. The development of lot(s) or structure(s) with two or more different land uses such as, but not limited to a combination of residential, office, manufacturing, retail, public, or entertainment in a single or physically integrated group of structures.

Mobile home. See Manufactured housing.

Mobile home park. Any area or tract of land where two or more mobile home lots are rented or leased, held out for lease or rent, or were formerly held out for rent or lease and later converted to a subdivision, cooperative, condominium, or other form of resident ownership, to accommodate manufactured homes or mobile homes. A mobile home park also means a mobile home development constructed according to the requirements of Part 2.1 (commencing with section 18200) of Division 13 of the State Health and Safety Code, and intended for use and sale as a mobile home condominium or cooperative park, or as a mobile home planned unit development.

Motel. Any building or combination of buildings of one to three stories in height having six or more guest rooms with parking located convenient to the guest rooms and providing temporary lodging for automobile tourists and transient visitors. Typically, guest rooms have direct access to available parking without passing through a common lobby area. Motels also include auto courts, tourist courts, motor lodges, motor inns and motor hotels.

Municipal Code. City of Costa Mesa Municipal Code.

Open space. An area that is intended to provide light and air, and is designed for either environmental, scenic or recreational purposes. Open space may include, but is not limited to, lawns, decorative planting, walkways, active and passive recreational areas, playgrounds, fountains, swimming pools, wooded areas; first floor decks; unenclosed patios with solid or lattice roofs; water courses; and surfaces covered by not more than five feet in depth by projections which are at least eight feet above grade.

Open space shall not include the following: driveways; parking lots; other surfaces designed or intended for vehicular travel; and upper floor decks, balconies or areas under projections which are less than eight feet above grade.

Open space, common. An area of land reserved primarily for the leisure and recreational use of all residents of a planned development or common interest development and owned in common by them, generally through a homeowners' association.

Open space, private. An area of land located adjacent to an individual dwelling unit, owned or leased and maintained by its residents, and reserved exclusively for their use.

Operator means a company, business or individual, including an in-house manager, who provides residential services, i.e., the placement of individuals in a residence, setting of house rules, and/or governing behavior of the residents as residents. Operator does not include a property owner or property manager that exclusively handles real estate contracting, property management and leasing of the property and that does not otherwise meet the definition of operator.

Organizational documents. The declaration of restrictions, articles of incorporation, bylaws, and any contracts for the maintenance, management or operation of all or any part of a project.

Parcel. Same as Lot.

Parkway. The area of a public street that lies between the curb and the adjacent property line or physical boundary definition, which is used for landscaping and/or passive recreational purposes.

Paved area. Ground surface covered with cobblestone, clay-fired bricks, concrete precast paver units, poured concrete with or without decorative surface materials, or asphaltic or rubber mixture which may include sand, stone, or gravel as an ingredient to create a hard surface. A graded natural surface or one covered with rolled stone or overlaid with loose gravel is not considered paved area.

Peak hour. The hour during the AM peak period (typically 7:00 a.m.—9:00 a.m.) or the PM peak period (typically 3:00 p.m.—6:00 p.m.) in which the greatest number of vehicle trips are generated by a given land use or are traveling on a given roadway.

Permitted use. Any use allowed in a land use zoning district without requiring a discretionary approval, and subject to the provisions applicable to that district.

Planned development. A land area which is developed as an integrated unit under single ownership or control and having planned development zoning designation.

Planning application. A broad term for any development project or land use which requires the discretionary review and approval of either the planning division, zoning administrator, planning commission, or city council. Planning applications include major modifications, conditional use permits, development reviews, variances, etc.

Planning division. The planning division of the development services department of the City of Costa Mesa.

Project. See Development.

Property line. A line of record bounding a lot which divides one lot from another lot or from a public or private street or any other public space.

Property line, front. For interior lots, the narrowest property line of a lot abutting a public or private street. If two or more equal property lines are narrowest, the front shall be that property line across which the development takes its primary access (if the primary access is determined to be equal, there shall be two front property lines). However, for non-residentially zoned property, any property line abutting a public street designated as a secondary, primary or major street on the master plan of highways shall be deemed a front property line. A non-residentially zoned property shall have more than one front property line when it abuts more than one street designated as secondary, primary, or major on the master plan of highways.

For R-1 zoned property located on corner lots, the front property line may be the property

line towards which the front of the dwelling unit is oriented.

Property line, rear. The property line opposite the front property line. A corner lot with more than one front property line shall have more than one rear property line. Irregularly shaped lots may also have more than one rear property line.

Property line, side. Any property line which is not a front or rear property line.

Property line, ultimate. The boundary of a lot after the dedication of land for use as public right(s)-of-way, whether dedicated in fee or by easement. A setback is measured from the ultimate property line.

Public area. Establishments where food or beverages are served. That portion of an establishment reserved for the exclusive use of the public for the receipt or consumption of food and/or beverages. For the purpose of this Zoning Code, public area shall not include restrooms, kitchens, hallways or other areas restricted to employees only.

Public hearing. A public proceeding conducted for the purpose of acquiring information or evidence which may be considered in evaluating a proposed action, and which affords to any affected person or persons the opportunity to present their views, opinions, and information on such proposed applications. "Mandatory hearings" are those required to be held by law, and "discretionary hearings" are those which may be held within the sole discretion of the hearing body.

Public right-of-way. A strip of land acquired by reservation, dedication, prescription or condemnation and intended to be occupied by a road, trail, water line, sanitary sewer and/or other public uses.

Recyclable materials. Reusable materials, including, but not limited to, metals, glass, plastic and paper which are intended for reuse, remanufacture or reconstruction. Recyclable materials do not include refuse, hazardous materials or hazardous waste.

Recycling. The process by which waste products are reduced to raw materials and transformed into new products.

Recycling and collection facility. A building or enclosed space used for the collection and processing of recyclable materials for preparation for shipment, or to an end user's specifications, by such means as baling, briquetting, compacting, flattening, grinding, crushing, mechanical sorting, shredding, cleaning or remanufacturing.

Referral facility. A residential care facility or a group home where one or more person's residency in the facility is pursuant to a court order or directive from an agency in the criminal justice system.

Residential care facility. A residential facility licensed by the state where care, services, or treatment is provided to persons living in a supportive community residential setting. Residential care facilities include, but may not be limited to, the following: intermediate care facilities for the developmentally disabled (Health & Safety Code §§ 1267.8,1267.9); community care facilities (Health & Safety Code § 1500 et seq.); residential care facilities for the elderly (Health & Safety Code § 1569 et seq.); residential care facilities for the chronically ill (22 C.C.R. § 87801(a)(5); Health & Safety Code § 1568.02); alcoholism and drug abuse facilities (Health & Safety Code §§ 11834.02—11834.30); pediatric day health and respite care facilities (Health & Safety Code § 1760 et seq.); residential health care facilities, including congregate living health facilities (Health & Safety Code §§ 1265—1271.1, 1250(i), 1250(e), (h)); family care home, foster home, group home for the mentally disordered or otherwise handicapped persons or dependent and neglected children (Wel. & Inst. Code §§ 5115—5120).

Residential, multi-family. Apartments, common interest developments, townhouses and

similar multiple-family residential developments, including detached single-family homes where there is more than one primary dwelling unit on a lot.

Residential, single-family. Detached single-family home where there is no more than one primary dwelling unit on a lot.

Room, bedroom. A fully-enclosed room designed or intended to be used for sleeping purposes within a residence that typically includes a closet and is separated from the other living spaces with a door.

Room, home office. A room designed and intended to be used for a household office or small business related activity within a residence. Within a single-family detached residence, this room is strictly not intended for sleeping purposes, and lacks direct access to a bathroom. The home office may also be referred to as a studio, den, study or library.

Senior congregate care facility. A structure(s) providing residence for 13 or more senior citizens with kitchen, dining, recreational, etc. facilities with separate bedrooms and/or living quarters.

Setback. The required distance that a building, structure, parking or other designated item must be located from a property line or lot line. A setback is measured from the ultimate property line.

Single housekeeping unit. The occupants of a dwelling unit have established ties and familiarity with each other, including joint use of and responsibility for common areas, which includes interaction with each other, shared meals, household activities, and expenses and responsibilities; where residency is mutually agreed by all residents, is not transitory in nature and the residential activities of the household are conducted on a not-for-profit basis.

Single room occupancy unit. A dwelling unit that serves as the primary residence of its occupant(s) and is offered on a monthly rental basis or longer. Single room occupancy units may contain kitchen and/or sanitary facilities. If the units do not contain kitchen and/or bathroom facilities, shared kitchen and/or bathroom facilities must be provided within the building.

Single room occupancy residential hotel. A residential hotel, allowed in certain commercial zones, that contains units designed for long-term occupancy by a single person, although double occupancy may be permitted.

Slope. The degree of deviation of a surface from the horizontal plane, usually expressed in percent or degrees.

Small lot subdivision. A residential development containing a maximum of 15 detached or townhome style units with no common walls where each unit is independently constructed on an individual parcel and the land is subdivided into fee simple parcels containing each unit. Each individual lot is provided with either a direct access to public street/alley or an easement access through a recorded subdivision map.

Smoking lounge. Any facility or location whose business operation, whether as a primary use or an ancillary use, is characterized by the sale, offering, and/or preparation of smoking of tobacco, cigars, hookah, electronic cigarettes, or similar products, including but not limited to establishments known variously as hookah parlors, vaping lounges, or cigar bars.

Smoking/vaping retailer. A smoke shop, electronic cigarette retailer, vapor cigarette retailer, or any other retail business that sells tobacco, electronic cigarettes, and related products primarily for off-site consumption. Smoking/vaping retailers shall not include food or beverage service, outdoor seating, or an indoor seating area greater than 100 square feet in area.

Sober living home. A group home for persons who are recovering from a drug and/or

alcohol addiction and who are considered handicapped under state or federal law. Sober living homes shall not include the following: (1) residential care facilities; (2) any sober living home that operates as a single housekeeping unit; (3) any sober living home without an operator.

Specialty store. A retail store less than 3,000 square feet in area with hours of operation between 6:00 a.m. and 11:00 p.m. A specialty store offers a combination of foods and beverages for off-site use or consumption and provides for alcoholic beverage sales that are incidental to the primary use. No more than 10% of the total merchandise area of the retail floor may be devoted to display or sale of alcoholic beverages and only non-refrigerated alcoholic beverages may be offered. A specialty store must comply with the operational standards of section 13-200.72.

Specific plan. A plan consisting of text, maps, and other documents and exhibits regulating development within a defined area of the city, consistent with the general plan and the provisions of State Government Code section 65450 et seq.

State. State of California.

Story. For purposes related to zoning regulations, a story is that portion of a building included between the surface of any floor and the surface of the floor next above it. If there is no floor above it, then the space between such floor and the ceiling next above it shall constitute a story. An attic shall not be considered a story. A basement or cellar shall not be considered a story, if the finished floor level directly above the basement or cellar is less than four feet above finish grade at all locations. Any uncovered deck or activity area above the first story shall be considered a story.

Streamlined development review. The streamlined processing of a development plan when authority for approval is vested in the planning division.

Street. A public or private thoroughfare that provides primary access to adjacent land and local traffic movements. Streets do not include driveways which only provide access to parking areas.

Structure. Anything, including a building, located on the ground in a permanent location or attached to something having a permanent location on the ground.

Supportive housing. Housing with no limit on length of stay, that is occupied by the target population, as defined in Section 50675.14 of the California Health and Safety Code, and that is linked to on site or off site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

Tandem parking. An arrangement of parking spaces one behind the other in a row of maximum two cars including one in the garage space. Tandem garage parking is defined as the placement of standard parking spaces one behind the other within the enclosed area of a garage.

Townhouse. A single-family attached dwelling unit located on an individual dwelling unit lot, and is part of a row of units that contains three or more dwelling units.

Transitional housing. A development with buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. *Trip (vehicle).* A one-way vehicular journey either to or from a site, or totally within the site i.e. internal trip. Each trip has two trip ends, one at the beginning and the other at the destination.

Trip rate (vehicular). The anticipated number of vehicle trips to be generated by a specific land use type or land use classification. The trip rate is expressed as a given number of

vehicle trips for a given unit of development intensity (i.e., trip per unit, trip per 1,000 square feet, etc.).

Uncontrolled environment. A location where there is the exposure (to radiofrequency radiation) of individuals who have no knowledge or control of their exposure. The exposures may occur in living quarters or work places where there are no expectations that the exposure levels may exceed the exposure and induced current levels permitted for the general public.

Underroof. All of the area within the walls of the building that a roof covers. Areas under porches, roof overhangs, garage protrusions, breezeways and other similar architectural design features are not considered as underroof.

Unit. A particular building or structure, or portion thereof, that is designed, intended or used for exclusive occupancy, possession or control of individual owners or occupiers, whether or not they have interests in common areas of the project.

Use. The purpose (type and extent) for which land or a building is arranged, designed, or intended, or for which either land or a structure is occupied or maintained.

Warehouse, mini. A structure or group of structures for the dead storage of customer's goods and wares where individual stalls or lockers are rented out to different tenants for storage and where at least one of the stalls or lockers has less than 500 square feet of floor area.

Warehouse, public. A structure or group of structures for the dead storage of customer's goods and wares where individual stalls or lockers are rented out to different tenants for storage and where all the stalls or lockers have more than 500 square feet of floor area.

Vacancy rate (common lot development conversion). The ratio of vacant apartments being offered for rent or lease in the City of Costa Mesa, shown as a percentage of the total number of apartments in the city.

Vape lounge. See Smoking lounge.

Vape shop. See Smoking/vaping retailer.

Variance. A discretionary entitlement, usually granted by the planning commission, which permits departure from the strict application of the development standards contained in this Zoning Code, based on specified findings.

Yard. Any open space on a lot unoccupied and unobstructed from the ground upward, except an inside court.

Yard, front. The yard between the front line of a building and the front line of the lot upon which the building is located.

Yard, rear. The yard extending from the extreme rear line of the main building to the rear lot line on which the building is situated.

Yard, side. The yard extending from the front yard, or from the front lot line where no front yard is required, to the rear yard or rear lot line, between the side lot line and the nearest wall of the main building or any accessory structure attached thereto.

Zero lot line. The location of a structure on a lot in such a manner that one or more of the structure's sides rest directly on a lot line.

(Ord. No. 97-11, § 2, 5-5-97; Ord. No. 98-5, § 4, 3-2-98; Ord. No. 00-5, § 1(a), 3-20-00; Ord. No. 01-16, § 1a., 6-18-01; Ord. No. 05-11, § 2a., 7-19-05; Ord. No. 06-18, § 1, 9-5-06; Ord. No. 09-3, §§ 1a., b., 5-19-09; Ord. No. 09-4, § 1a., 5-5-09; Ord. No. 10-13, § 1, 10-19-10; Ord. No. 10-14, § 1, 11-16-10; Ord. No. 11-10, § 1,

9-20-11; Ord. No. 13-1, § 2A., 3-19-13; Ord. No. 13-05, § 1, 12-3-13; Ord. No. 14-04, § 2A., 4-1-14; Ord. No. 14-13, § 1, 10-21-14; Ord. No. 15-10, § 2A, 9-15-15; Ord. No. 15-11, § 1, 11-17-15; Ord. No. 16-01, § 1, 1-19-16; Ord. No. 18-03, § 2, 1-16-18; Ord. No. 21-03, § 3, 3-2-21; Ord. No. 21-20, § 1, 12-7-21)

Article 3
Review Authorities

§ 13-7. Purpose.

The purpose of this article is to establish the project review authority of the city council, the redevelopment agency, the planning commission, the zoning administrator and the planning division.
(Ord. No. 97-11, § 2, 5-5-97)

§ 13-8 City council.

The city council shall have final decision authority for appeals, final maps, specific plans, master plans in the town center and planned development districts, rezones, general plan amendments, density bonuses with financial incentives, Zoning Code amendments, improvement and development agreements, annexations and any action specified in this Zoning Code. The city council shall also be responsible for the acceptance of lands and/or improvements as may be proposed for dedication to the city, except deeds of dedication and parcel maps of four or fewer lots with no development agreements. The city council may impose conditions of approval.
(Ord. No. 97-11, § 2, 5-5-97)

§ 13-9 Redevelopment agency.

(a) Declaration of need of agency. It is hereby found and declared, pursuant to State Health and Safety Code section 33101, that there is a need for a redevelopment agency in the city, as such agency was created by section 33100, to function in the city, and the agency is hereby authorized to transact business and exercise all of the powers granted to it under the Community Redevelopment Law.

(b) Council declared agency. The five members of the city council are hereby declared to be the members of the redevelopment agency and are empowered to exercise all the rights, powers, duties, privileges and immunities vested by the Community Redevelopment Law in an agency.

(c) Term of agency members. Membership shall be for the period each councilmember serves in office, and shall automatically terminate at the time any councilmember no longer holds the office of councilmember. Any vacancy existing on the redevelopment agency shall be filled only by a duly elected sworn and acting city councilmember.
(Ord. No. 97-11, § 2, 5-5-97)

§ 13-10 Planning commission.

(a) Commission. Pursuant to the provisions of section 65101 of the Planning and Zoning Law of the California Government Code, there is hereby created a planning commission, which shall consist of seven members.

(b) Appointment and removal of commissioners. Each council member elected by district shall nominate a planning commission member, subject to approval by a majority vote of the entire city council. The mayor shall nominate a planning commission member, subject to approval by a majority vote of the entire city council. Planning commission members serve at the pleasure of the city council. A member may be removed prior to the expiration of his or her term by a majority vote of the entire city council. Additional details for the appointment procedures and member qualifications, terms and compensation may be set by city council policy.

(c) Residency. Each member of the planning commission must be a resident of the City of Costa Mesa at the time the member is nominated and appointed. If any member of the planning commission ceases to be a resident of the city that member's appointment will automatically terminate. The secretary of the planning commission shall immediately inform the city council of any such termination.

(d) Term. The term of each planning commission member shall expire on the date on which the second regular meeting in January is held immediately following expiration of the term of the council member or mayor who appointed that member, or until he or she is reappointed or replaced.

(e) Ex-officio member of commission. The director of development services and city attorney or designee shall attend the meetings of the planning commission and assist the commission in an advisory capacity as needed.

(f) Absence from commission meetings without cause. If a planning commission member is absent from three consecutive regular meetings of the commission, without cause, the office of the member shall be deemed to be vacant and the term of such member terminated. The secretary of the planning commission shall immediately inform the city council of such termination.

(g) Absence from commission meetings for cause. An absence due to illness or an unavoidable absence from the city and written notice thereof given to the secretary of the planning commission on or before the day of any regular meeting of the commission shall be deemed absence for cause.

(h) Councilmember ineligibility. No member of the city council shall be eligible for membership on the planning commission.

(i) Authority of the planning commission.

(1) The planning commission shall have the power, except as otherwise provided by law, to act on plans for the regulation of the future growth, development and beautification of the city, in respect to:

a. Public and private buildings and works, streets, parks, grounds and vacant lots.

b. The future growth and development of the city in order to secure sanitation, proper service of all public utilities, shipping and transportation facilities.

c. The location of any proposed buildings, structures, or works.

(2) The planning commission is authorized to act upon the following discretionary actions:

a. Recommend to the city council approval, conditional approval or denial of general plan amendments, specific plans, rezones, Zoning Code amendments, development agreements, density bonuses with public financial incentives, preliminary and final master plans, and any other action specified in this Zoning Code.

b. Recommend to the successor agency to the former redevelopment agency approval, conditional approval or denial of redevelopment actions, or adoption and/or amendments to a redevelopment plan.

c. Approve, conditionally approve or deny applications for conditional use permits, variances, tentative tract and parcel maps, density bonuses without public financial incentives, and any other action specified in this Zoning Code.

d. Perform other duties necessary to carry out the provisions reserved to the planning commission in Title 10 of the Municipal Code, the provisions of this Zoning Code and the provisions of the Planning, Zoning and Development Law of the State Government Code.

(j) Commission bylaws authorized. The planning commission shall have the power, except as otherwise provided by law, to adopt such bylaws as it may deem necessary to provide for:

(1) The time and place of meeting.

(2) The time and method of electing officers.

(3) Such other matters relative to the organization of the planning commission and methods of administration of its duties which are not otherwise provided for by statute or ordinance.

(k) Regular meeting of commission defined. A regular meeting as provided by law or by rule of the planning commission or any regularly advertised public hearing shall be deemed a regular meeting.
(Ord. No. 97-11, § 2, 5-5-97; Ord. No. 01-12, § 1, 3-5-01; Ord. No. 02-4, § 1a, 3-18-02; Ord. No. 03-2, § 3, 3-3-03; Ord. No. 04-17, § 3, 1-3-05; Ord. No. 19-05, § 1, 4-2-19; Ord. No. 21-14, § 1, 8-3-21)

§ 13-11 Zoning administrator.

(a) The development services director or designee is authorized to act as the zoning administrator according to procedures set forth in the State Government Code.

(b) The zoning administrator is authorized to approve, conditionally approve, or deny the following discretionary planning applications. The zoning administrator may forward any action to the planning commission for review.

(1) Major modification;

(2) Minor conditional use permit;

(3) Lot line adjustment;

(4) Wireless telecommunications use permit (see section 19-15); and

(5) Any action specified in this Zoning Code.
(Ord. No. 97-11, § 2, 5-5-97; Ord. No. 20-03, § 2, 3-3-20)

§ 13-12 Planning division.

The development services director or designees constitute the planning division. The planning division is authorized to act on and grant approvals of development reviews and minor modifications as described in Chapter III, Planning Applications, Wireless Telecommunications Use Permit (see section 19-15), and other duties as designated by the development services director, planning commission, city council and this Zoning Code.
(Ord. No. 97-11, § 2, 5-5-97; Ord. No. 20-03, § 2, 3-3-20)

CHAPTER III
PLANNING APPLICATIONS

§ 13-27. Purpose.

The purpose of this chapter is to establish the parameters for the numerous types of discretionary planning applications and to identify processing procedures.
(Ord. No. 97-11, § 2, 5-5-97)

§ 13-28. Types.

(a) ***Major Modification.*** Any deviation from an adopted development standard in this Zoning Code that meets the criteria listed in Table 13-28(a).

TABLE 13-28(a)
MAJOR MODIFICATIONS

Standard	Deviation Range
Decrease in required front yard depth; provided that in residential zones, the garage is set back a minimum of 19 feet from the front property line.	More than 20% but no more than 40%
Decrease in required rear yard depth.	More than 20% but no more than 40%
Decrease in required side yard width.	More than 20% but no more than 40%
Increase in maximum fence/wall height.	More than 33 1/3 % but no more than 50%
Increase in depth of permitted projections into required yards.	More than 20% but no more than 40%
Deviation in sign area, height, setbacks, separation and other sign specifications	More than 10% but no more than 20%
Decrease in required distance between main structures	More than 20% but no more than 40%
Decrease in required distance between accessory and main structures	More than 20% but no more than 40%

(b) ***Conditional use permit.*** Any use specified in this Zoning Code as requiring a conditional use permit.

(1) *Common interest development conversion.* For residential projects, a proposal to convert an occupied or previously occupied apartment complex to a residential common interest development project. To request a conversion for a newly constructed project, the apartment complex shall have received final building approval for occupancy. For non-residential projects, a proposal to convert an occupied or previously occupied non-residential complex to a non-residential common interest development. Non-residential includes industrial,

commercial, office, and/or mixed-use project.

(c) ***Density bonus or incentive.*** Any request for incentives to produce lower income and senior housing per State Government Code section 65915.

(d) ***Development review, streamlined.*** The following shall be subject to streamlined development review, if the project complies with applicable development standards in this Zoning Code and meets one of the following conditions:

(1) Residential construction of one story in the R1, R2-MD, R2-HD, and R3 zones.

(2) Residential uses permitted by right in the Zoning Code and qualifying for ministerial approval as a 'use by right' consistent with the applicable provisions of the Government Code.

(3) Additions to existing buildings in the AP, CL, C1, C2, C1-S, MG, or MP zones that comply with the applicable development standards in this Zoning Code and do not exceed 2,000 square feet or 50% of the existing building area, whichever is less, shall be subject to streamlined development review.

(e) ***Development review.*** The following shall be subject to development review:

(1) *Residential construction of two or more stories.* In any zone, residential construction of two or more stories that complies with the applicable development standards in this Zoning Code and the forthcoming Citywide Residential and Mixed-Use Objective Design Standards adopted by city council. Until such objective standards are adopted, projects shall be subject only to the objective development standards in this Zoning Code.

(2) *Construction of new buildings or additions to existing buildings in the AP, CL, C1, C2, C1-S, MG, or MP zones that comply with the applicable development standards in this Zoning Code and exceed 2,000 square feet or 50% of the existing building area;* and,

(3) Any other use specified in this Zoning Code as requiring development review.

(f) ***Lot line adjustment.*** Any adjustment to an existing lot line between two lots, where the land taken from one lot is added to an abutting lot and/or where a greater number of lots than originally existed is not created. A lot line adjustment may be used to combine no more than four abutting lots.

(g) ***Master plan.*** Prior to development in the planned development (PD), town center (TC), shopping center (C1-S), and all types of institutional and recreational (I&R, I&R-S, and I&R-MLT) zoning districts, a master plan is required. Preliminary master plans are required in the TC and I&R-MLT zone, are optional in PD zones, and are not required in C1-S, I&R-S, and I&R zones.

(1) **Minor changes.** Minor changes in the location, siting or character of buildings and structures may be authorized by the planning division if required by the final engineering or other circumstances not foreseen at the time the master plan was approved. No change authorized under this section may cause any of the following:

a. A change in the use or character of the development;

b. An increase in the overall density or floor area ratio of the development;

c. An increase in overall coverage of structures;

d. A reduction or change in character of approved open space;

e. A reduction of required off-street parking;

f. A detrimental alteration to the pedestrian, vehicular and bicycle circulation and utility networks;

g. A reduction in required street pavement widths;

h. An increase of more than six inches in building height; or

i. A decrease in building setback greater than can be approved by a minor modification by the development services director.

(2) **Major amendments.** Substantial amendments to the master plan encompassing one or more of the minor changes listed in subparagraphs (1)a. through (1)i., or any proposed change determined by the development services director as a major amendment, shall be subject to review and approval by the zoning administrator. Furthermore, if the major amendment results in an overall building square footage that exceeds the maximum density or building square footage allowed by the approved master plan, the zoning administrator must find that the major amendment is consistent with the density, floor area ratio, and trip budget standards established by the general plan, as applicable.

(3) **Minor amendments.**

a. Minor amendments to existing master plans in planned development zones are subject to section 13-56, master plan required.

b. Minor amendments to existing master plans in the TC, C1-S, MU, I&R, I&R-S, and I&R-MLT zones may be approved by development review if the planning division finds that the proposed construction does not materially affect required open space, floor area ratio, and parking requirements specified in the approved master plan. Furthermore, if the minor amendment results in an overall building square footage that exceeds the maximum building square footage allowed by the approved master plan, the planning division must find that the minor amendment is consistent with the floor area ratio and trip budget standards established by the general plan, as applicable.

(h) ***Minor conditional use permit.*** Any use or deviation from development standards specified in this Zoning Code as requiring a minor conditional use permit.

(i) ***Minor modification.*** Any deviation from an adopted development standard in this Zoning Code that meets the criteria listed in Table 13-28(i).

TABLE 13-28(i)
MINOR MODIFICATION

Standard	Deviation Range
Decrease in required front yard depth; provided that in residential zones, the garage is set back a minimum of 19 feet from the front property line	20% or less
Decrease in required rear yard depth	20% or less
Decrease in required side yard width	20% or less
Increase in maximum fence/wall height	33 1/3 % or less
Decrease in five-foot setback on street side for fences/walls in excess of 36 inches on corner lots in multi-family residential zones	100% or less
Increase in depth of permitted projections into required yards	20% or less
Decrease in minimum driveway width for two or more dwelling units	to not less than 10 feet
Deviation in sign area, height, setbacks, separation and other sign specifications	10% or less
Decrease in required distance between main structures	20% or less
Decrease in required distance between accessory and main structures	20% or less
Decrease in minimum width and length of garage dimensions	5% or less

(2) *Minor building additions that encroach into required setbacks no further than the existing main structure, excluding architectural features.* However, no nonconforming setback width or depth may be decreased further, and the building addition shall comply with all other applicable sections of this Zoning Code and other codes.

(3) Fabric awnings that project no more than five feet from the building face.

(4) Minimum length of no less than 18 feet for driveways as measured from the ultimate property line.

(5) Any deviation from development standards specified in this Zoning Code as requiring a minor modification.

(j) ***Mobile home park conversion.*** Any conversion of an existing mobile home park to any other use permitted or conditionally permitted in the applicable zoning district.

(k) ***Planned signing program.*** A voluntary, optional alternative to the general sign regulations, except in the C1-S zone where it is required.

(l) ***Reasonable accommodation.*** As defined in section 13-200.62

(m) (Reserved)

(n) ***Rezone.*** Any proposed change to the official zoning map.

(o) ***Special use permit.*** Refer to Chapter XV of the Zoning Code.

(p) ***Specific plan conformity review.*** Any proposed action or land use which is required by the applicable specific plan to be reviewed for conformity with the purpose and intent of the plan.

(q) ***Tentative tract or parcel map (including vesting).*** Any proposed subdivision of land which is required by a provision of the Subdivision Map Act or this Zoning Code to file a tentative tract or parcel map.

(r) ***Variance.*** Any deviation from a development standard in this Zoning Code that is not specified as a minor modification or major modification, or a deviation that is not allowed by approval of conditional use permit, minor conditional use permit, or specific plan conformity procedure.

(s) ***Landmarks and historic districts located within the city.*** A person may request placement of a significant historic structure on the local Register of Historic Places subject to the criteria and procedures established in Chapter IX, Article 14, Historic

Preservation.

(t) ***Certificate of appropriateness.*** A certificate issued by the planning commission (or other commission/committee designated by the city council), approving plans, specifications, or statements of work for any proposed alteration, restoration, or rehabilitation, construction, relocation, or demolition, in whole or in part, of a "designated cultural resource" listed on the city's local Register of Historic Places.

(Ord. No. 97-11, § 2, 5-5-97; Ord. No. 99-17, § 3, 11-15-99; Ord. No. 01-10, §§ 1a., 1b., 3-5-01; Ord. No. 01-16, § 1b., 6-18-01; Ord. No. 02-4, § 1m, 3-18-02; Ord. No. 03-4, § 1(a), 6-2-03; Ord. No. 03-8, §§ 1, 2, 9-2-03; Ord. No. 05-3, § 1b., 2-7-05; Ord. No. 05-2, § 1a.—c., 2-22-05; Ord. No. 06-9, § 1b., 4-18-06; Ord. No. 07-17, § 1a., b., 10-2-07; Ord. No. 11-10, § 1, 9-20-11; Ord. No. 16-09, § 3, 10-4-16; Ord. No. 21-20, § 1, 12-7-21)

§ 13-29. Planning application review process.

(a) ***Application.***

(1) Application for any planning application shall be made to the planning division on the forms provided. Plans and information reasonably needed to analyze the application may be required. A list of required plans and information shall be available from the planning division.

(2) All applications shall be signed by the record owner of the real property to be affected. This requirement may be waived upon presentation of evidence substantiating the right of another person to file the application.

(b) ***Fees.*** The application shall be accompanied by all applicable processing fees as established by resolution of the city council.

(c) ***Public hearing.*** Upon receipt of a complete application for a planning application, the planning division shall fix a time and place of the public hearing if one is required pursuant to Table 13-29(c). For planning applications which require review by both the planning commission and city council, pursuant to Table 13-29(c), the final review authority shall hold a public hearing no more than 45 days from the receipt of the planning commission's recommendation.

TABLE 13-29(c) PLANNING APPLICATION REVIEW PROCESS					
Planning Applications	**Public Notice Required**	**Public Hearing Required**	**Recommending Authority**	**Final Review Authority**	**Notice of Decision**
Streamlined Development Review	No	No	None	Planning Division	No
Development Review Minor Modification	No	No	None	Planning Division	No
Reasonable Accommodation	No	No	None	Planning Division	No
Lot Line Adjustment	No	No	None	Planning Division	No
Special Use Permit	Yes	Yes	None	Planning Division	No
Major Modification Minor Conditional Use Permit Planned Signing Program	Yes	No	None	Zoning Administrator	Yes
Mobile Home Park Conversion Common Interest Development Conversion (Residential or Nonresidential) Specific Plan Conformity Review Tentative Parcel Map Tentative Tract Map Variance	Yes	Yes	Planning Division	Planning Commission	Yes
Conditional Use Permit Density Bonus Master Plan Master Plan—Preliminary	Yes	Yes	Planning Division	Planning Commission (excepted where noted otherwise in this zoning code)	Yes
Rezone	Yes	Yes	Planning Commission	City Council	No
Local Register of Historic Places	No	No	Planning Commission or other commission/ committee as designated by the City Council	City Council	Yes
Certificate of Appropriateness	No	No	Planning Commission or other commission/ committee as designated by the City Council	Planning Commission or other commission/ committee as designated by the City Council	No

(d) ***Public notice.*** When required pursuant to Table 13-29(c), public notice shall be given as described in the following subsections. Public notices shall contain a general explanation of the proposed planning application and any other information reasonably needed to give adequate notice of the matter to be considered.

(1) *Mailed notice required.* Notices of the hearing shall be mailed to all property owners and occupants within a 500 foot radius of the project site, except for applications for the construction of a building(s) 150 feet or more in height which shall require a greater notice radius pursuant to Table 13-29(d):

TABLE 13-29(d)
MAILED NOTICE REQUIRED

Building Height in Feet	Notice Requirement
More than 150 and less than or equal to 225	700-foot radius
More than 225 and less than or equal to 300	900-foot radius
More than 300	1,100-foot radius

The required notice radius shall be measured from the external boundaries of the property described in the application. The notice shall be mailed no less than 10 days prior to the hearing or determination on the application. The planning division shall require mailing labels from the project applicant for this purpose. The mailing labels shall reflect the last known name and address of owner(s) as shown on the last equalized county assessment roll or by a more current listing.

(2) *On-site posting required.* Additional notice shall be provided by posting a notice on each street frontage of the project site, no less than 10 days prior to the date set for the hearing or determination on the application.

(3) *Newspaper publication.* When a public hearing is required, notice shall also be published once in the city in a newspaper of general circulation, no less than 10 days prior to the date set for the public hearing.

(e) ***Review criteria.*** Review criteria for all planning applications shall consist of the following:

(1) Compatible and harmonious relationship between the proposed building and site development, and use(s), and the building and site developments, and uses that exist or have been approved for the general neighborhood.

(2) Safety and compatibility of the design of buildings, parking area, landscaping, luminaries and other site features which may include functional aspects of the site development such as automobile and pedestrian circulation.

(3) Compliance with any performance standards as prescribed elsewhere in this Zoning Code.

(4) Consistency with the general plan and any applicable specific plan.

(5) The planning application is for a project-specific case and is not to be construed to be setting a precedent for future development.

(6) When more than one planning application is proposed for a single development, the cumulative effect of all the planning applications shall be considered.

(7) For residential developments, consistency with any applicable design guidelines adopted by city council resolution.

(8) For affordable multi-family housing developments which include a minimum of 16 affordable dwelling units at no less than 20 dwelling units per acre, the maximum density standards of the general plan shall be applied, and the maximum density shall be permitted by right and not subject to discretionary review during the master plan application process.

(f) ***Conditions***. The final review authority pursuant to Table 13-29(c), may impose reasonable conditions to assure compliance with the applicable provisions of this Zoning Code, and to assure compatibility with surrounding properties and uses and to protect the public health, safety and general welfare. The final review authority may also require such written guarantees, cash deposits, recorded land use restrictions, etc., as may be necessary to assure compliance with the conditions.

(g) ***Findings***. When granting an application for any of the planning applications specified below, the final review authority shall find that the evidence presented in the administrative record substantially meets any required conditions listed below. Other findings may also be required pursuant to other provisions of this Zoning Code.

(1) Major modifications and variance findings:

a. Because of special circumstances applicable to the property, the strict application of development standards deprives such property of privileges enjoyed by others in the vicinity under identical zoning classifications.

b. The deviation granted shall be subject to such conditions as will assure that the deviation authorized shall not constitute a grant of special privileges inconsistent with the limitation upon other properties in the vicinity and zone in which the property is situated.

c. The granting of the deviation will not allow a use, density, or intensity which is not in accordance with the general plan designation and any applicable specific plan for the property.

(2) Conditional use permit and minor conditional use permit findings:

a. The proposed development or use is substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area.

b. Granting the conditional use permit or minor conditional use permit will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.

c. Granting the conditional use permit or minor conditional use permit will not allow a use, density or intensity which is not in accordance with the general plan designation and any applicable specific plan for the property.

(3) Density bonus and concession or incentive findings:

a. The request is consistent with State Government Code section 65915 et. seq. regarding density bonuses and other incentives, the general plan, any applicable specific plan, and Chapter IX special regulations, Article 4 density bonuses and other incentives.

b. The requested density bonus and incentive or concession constitute the minimum amount necessary to provide housing at the target rents or sale prices and/or a child care facility.

c. The granting of the incentive or concession is required in order to provide for affordable housing costs, as defined in Health and Safety Code section 50052.5 or for rents for the targeted units.

d. The granting of the incentive or concession and/or the waiver or reduction of development standards does not have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Government Code section 65589.5 upon health, safety, or the physical environment, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact.

e. The granting of the incentive or concession and/or the waiver or reduction of development standards does not have an adverse impact on any real property that is listed in the California Register of Historical Resources.

(4) Lot line adjustment findings: The lot line adjustment and improvements are consistent with the general plan, any applicable specific plan and this Zoning Code.

(5) Master plan findings:

a. The master plan meets the broader goals of the general plan, any applicable specific plan, and the Zoning Code by exhibiting excellence in design, site planning, integration of uses and structures and protection of the integrity of neighboring development.

(6) Minor modification findings:

a. The improvement will not be materially detrimental to the health, safety and general welfare of persons residing or working within the immediate vicinity of the project or to property and improvements within the neighborhood.

b. The improvement is compatible and enhances the architecture and design of the existing and anticipated development in the vicinity. This includes the site planning, land coverage, landscaping, appearance, scale of structures, open space and any other applicable features relative to a compatible and attractive development.

(7) Mobile home park conversion findings:

a. The impacts of the conversion on the residents of the mobile home park have been duly considered as required by the State Government Code.

b. The proposed conversion project is consistent with the general plan, any applicable specific plan and this Zoning Code.

(8) Planned signing program findings:

a. The proposed signing is consistent with the intent of Chapter VIII, Signs, and the General Plan.

b. The proposed signs are consistent with each other in design and construction taking into account sign style and shape, materials, letter style, colors and illumination.

c. The proposed signs are compatible with the buildings and developments they identify taking into account materials, colors and design motif.

d. Approval does not constitute a grant of special privilege or allow substantially greater overall visibility than the standard sign provisions would allow.

(9) Reasonable Accommodation findings: Refer to Chapter IX, Article 15.

(10) Common interest development conversion findings:

a. The applicant has submitted an adequate and legally binding plan which addresses the displacement of long-term residents, particularly senior citizens and low- and moderate-income families and families with school-age children; and

b. The proposed common interest development conversion project conforms to adopted general plan policies and any applicable specific plan or urban plan, and if applicable, increases the supply of lower cost housing in the city and/or that the proposed conversion project fulfills other stated public goals.

c. The establishment, maintenance, or operation of the project will not be detrimental to the health, safety, peace, comfort, and general welfare of persons residing or working in the surrounding neighborhood, nor will the project be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the city.

d. The overall design and physical condition of the common interest development conversion project achieves a high standard of appearance, quality, and safety.

e. The proposed common interest development conversion project conforms to the Costa Mesa Zoning Code requirements.

f. For a proposed common interest development conversion project that does not conform to the zoning code requirements, the project due to its proportions and scale, design elements, and relationship to the surrounding neighborhood, is of continued value to the community and it contributes to defining and improving the community as a whole. Deviations from zoning code requirements are acceptable because it would be impracticable or physically impossible without compromising the integrity of the overall project to implement features that could result in conformance with current code requirements.

g. For a proposed common interest development conversion project located in an urban plan area, the proposed conversion is consistent with the applicable mixed-use overlay zoning district. Specifically, the proposed non-residential conversion project supports a mixed-use development or a similar land use that is not allowed in the base zoning district, or the proposed conversion project is a residential common interest development that is permitted by either the base or overlay zoning district.

(11) Rezone findings: The proposed rezone is consistent with the Zoning Code and the general plan and any applicable specific plan.

(12) Specific plan conformity review findings: Refer to the applicable specific plan text.

(13) Tentative parcel or tract map findings:

a. The creation of the subdivision and related improvements is consistent with the general plan, any applicable specific plan, and this Zoning Code.

b. The proposed use of the subdivision is compatible with the general plan.

c. The subject property is physically suitable to accommodate the subdivision in terms of type, design and density of development, and will not result in substantial environmental damage nor public health problems, based on compliance with the Zoning Code and general plan, and consideration of appropriate environmental information.

d. The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision, as required by State Government Code section 66473.1.

e. The division and development will not unreasonably interfere with the free and complete exercise of the public entity and/or public utility rights-of-way and/or easements within the tract.

f. The discharge of sewage from this land division into the public sewer system will not violate the requirements of the State Regional Water Quality Control Board pursuant to Division 7 (commencing with State Water Code section 13000).

(h) ***Decision.***

(1) After the public hearing, if required, the final review authority may approve, conditionally approve or deny any application for the planning application based upon the standards and intent set forth in the applicable provisions of this Zoning Code. In the case of a denial, the applicant shall be notified of the circumstances of the denial.

(2) For planning applications which require the planning commission to make a recommendation to the final review authority, the authority shall not approve any major change or additions in any proposed planning application until the proposed change or addition has been referred to the planning commission for a report, unless the change or addition was previously considered by the planning commission. It shall not be necessary for the planning commission to hold a public hearing to review the referral. Failure of the planning commission to report to the final review authority within 40 days after the referral shall be deemed approval of the proposed change or addition.

(i) ***Notice of decision.***

(1) Notice of the zoning administrator's decision shall be given within five days of the decision to the city council, planning commission and to any affected party requesting the notice. Any member of the planning commission or city council may request review of a zoning administrator's decision within seven days of the notice of the decision. No fee shall be charged for such review.

(2) Notice of the planning commission's decision shall be given within five days to the city council and to any affected party requesting the notice. Any member of the city council may request review of the decision within seven days of the notice of the decision. No fee shall be charged for such review.

(j) ***Appeals.*** Appeals of the final review authority shall be filed within seven days of the public hearing or the date of the notice of decision according to the procedures set forth in Title 2, Chapter IX, Appeal, Rehearing and Review Procedure.

(k) ***Time limits and extensions.***

(1) Planning applications shall run with the land until revoked, except as provided in this section or in a condition imposed at the time of granting the planning application.

(2)

a. Unless otherwise specified by condition of approval, any permit or approval not exercised within 24 months from the actual date of review authority approval shall expire and become void, unless an extension of time is approved in compliance with paragraph (4) of this subsection;

b. The permit shall not be deemed "exercised" until at least one of the following has first occurred:

1. A building permit has been issued and construction has commenced, and has continued to maintain a valid building permit by making satisfactory progress as determined by the building official.

2. A certificate of occupancy has been issued.

3. The use is established and a business license has been issued.

4. A time extension has been granted in compliance with paragraph (3)

of this subsection.

(3) The time limits specified in paragraph (2) of this subsection shall not apply to preliminary master plans, except that the first phase of the final master plan must be approved within 24 months of the approved preliminary master plan. Time limits regarding the construction of improvements authorized by the approved final master plan for each phase of the project shall comply with the time limits established in paragraph (2).

(4) Extension of time.

a. *Filing and review of request.* No less than 30 days or more than 60 days before the expiration date of the permit, the applicant shall file a written request for an extension of time with the department, together with the filing fee established by resolution of the city council.

b. For extension requests not to exceed 180 days: The director of development services may extend the time for an approved permit or approval to be exercised. Only one request for an extension of 180 days may be approved by the director. Any subsequent extension requests shall be considered by the original approval authority.

c. For extensions requests of more than 180 days: The review authority for the original project shall consider the request to extend the time for an approved permit or approval to be exercised. A public hearing shall only be held if it was required on the original application. If notice was required for the original application, notice of the public hearing shall be given according to the procedures set forth in this chapter.

(5) Fees for extensions of time for planning applications may be established by resolution of the city council.

(6) Action on extension request. A permit or approval may be extended beyond the expiration of the original approval provided the director or the review authority finds that there have been no changes in the conditions or circumstances of the site, such as Zoning Code or General Plan amendment or other local and statewide regulations affecting the approved development standards, or project so that there would have been ground for denial of the original project or any changes to the General Plan and/or Zoning Code that would preclude approval of the same project at the time of the requested extension.

(7) Effect of expiration. After the expiration of the permit or approval, no further work shall be done on the site and no further use of the site shall occur until a new permit or approval, or other city permits or approvals are first obtained. Fees for extensions of time for planning applications may be established by resolution of the city council.

(l) ***Building permits/authority to proceed.*** No building permit or authority to proceed shall be granted until all required review and approval has been obtained and all

applicable appeal periods have expired.

(m) ***Compliance.*** Final occupancy shall not be granted unless the site development conforms to the approved set of building plans, applicable conditions of approval and code requirements.

(n) ***Reapplication.*** Upon final denial of any planning application, a new application for substantially the same planning application may not be filed within six months of the date of the denial. The development services director shall determine whether the new application is for a planning application which is substantially the same as a previously denied application. No decision of the development services director shall be effective until a period of seven days has elapsed following the written notice of a decision; an appeal of the decision shall be filed according to the procedures set forth in Title 2, Chapter IX, Appeal, Rehearing and Review Procedure.

(o) ***Enforcement authority.***

(1) The planning commission may require the modification or revocation of any planning application and/or pursue other legal remedies as may be deemed appropriate by the city attorney, if the planning commission finds that the use as operated or maintained:

a. Constitutes a public nuisance as defined in State Civil Code Sections 3479 and 3480; or

b. Does not comply with the conditions of approval.

(2) The modification or revocation of any permit by the planning commission under this subsection shall comply with the notice and public hearing requirements set forth in subsections (c) and (d). The development services director may require notice for a development review or minor modification, if deemed appropriate.

(p) ***Amendment to a planning application****.* Any approved planning application may be amended by following the same procedure and fee schedule as required for the initial approval, with the exception of the following two instances:

(1) Minor amendments to conditional use permits shall be processed as minor conditional use permits; and

(2) Amendments to master plans which comply with section 13-28(f)(1) may be authorized by the planning division.

(q) ***Concurrent processing.*** Unless otherwise stated in this Zoning Code, applications for proposed projects which require two or more planning application approvals may be processed concurrently. Final project approval shall not be granted until all necessary approvals have been obtained.

(Ord. No. 97-11, § 2, 5-5-97; Ord. No. 98-5, § 5—7, 3-2-98; Ord. No. 99-17, § 4, 11-15-99; Ord. No. 01-11, § 1a., 3-5-01; Ord. No. 01-16, §§ 1c.—e., 6-18-01; Ord. No.

03-8, § 3, 9-2-03; Ord. No. 05-2, § 1d., e., 2-22-05; Ord. No. 06-7, § 1a., 4-18-06; Ord. No. 06-9, § 1c., 4-18-06; Ord. No. 07-17, § 1c., d., 10-2-07; Ord. No. 09-13, § 1, 11-17-09; Ord. No. 17-12, § 1, 9-19-17; Ord. No. 18-06, § 1, 9-4-18; Ord. No. 21-20, § 1, 12-7-21)

CHAPTER IV
CITYWIDE LAND USE MATRIX

§ 13-30. Purpose.

The purpose of this chapter is to provide a comprehensive list of uses which are permitted, conditionally permitted, or prohibited in the various zoning districts, as represented by Table 13-30, Land Use Matrix. In evaluating a proposed use, the following criteria shall also be considered:

(a) Uses determined as permitted may be subject to a discretionary review when construction is proposed, pursuant to Chapter III, Planning Applications.

(b) Uses proposed in the planned development zones are subject to verification of consistency with the master plan adopted for planned development zones. A proposed use not expressly allowed by the adopted master plan may require additional discretionary review pursuant to Table 13-30, Land Use Matrix.

(c) All listed uses in the matrix are subject to verification of compliance with density and floor area ratio limits, parking requirements and performance standards which may, in certain cases, prevent the establishment of the use.

(d) Any proposed use not listed in the Land Use Matrix shall be reviewed by the development services director to determine its similarity to another listed use. If no substantial similarity exists, the proposed use shall require approval of a conditional use permit prior to establishment of the use.

(e) For the purpose of Table 13-30, Land Use Matrix, the various zoning districts are labeled as follows:

Residential zones: R1, R2-MD, R2-HD, and R3

Commercial zones: AP, CL, C1, C2, C1-S, and TC

Industrial zones: MG and MP

Planned Development Residential zones: PDR-LD, PDR-MD, PDR-HD, and PDR-NCM

Planned Development Commercial zone: PDC Planned Development

Industrial zone: PDI

The Parking zone: P

Institutional and Recreational zones: I & R, I & R-S, and I & R-MLT

(f) For zoning districts located in a specific plan area, please refer to the appropriate specific plan text to determine if any additional regulations related to land uses are applicable.

(g) For the mixed-use overlay district located in an urban plan area, please refer to the appropriate urban plan text for additional regulations related to development standards and allowable land uses as applicable.

TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC[1]	MG	MP	PDR-LD[1]	PDR-MD[1]	PDR-HD[1]	PDR-NCM[1]	PDC[1]	PDI[1]	I&R[1]	I&R-S1	I&RMLT[1]	P
RESIDENTIAL USES																						
1. Single-family dwellings (single housekeeping units)	P[4]	P	P	P	•	•	•	•	•	•	•	•	P	P	P	P	P	P	•	•	P	•
2. Multi-family dwellings	•	P	P	P	•	•	•	•	•	P	•	•	P	P	P	P	P	P	•	•	P	•
2.1 Common interest developments, residential	•	P	P	P	•	•	•	•	•	P	•	•	P	P	P	P	P	P	•	•	P	•
2.2 Small lot subdivisions, residential	•	P	P	P	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
3. Mobile home parks	•	C	C	C	•	•	•	•	•	•	•	•	C	C	C	C	C	C	•	•	•	•
4. Boarding-house, small[7]	•	P	P	P	•	•	•	•	•	•	•	•	P	P	P	P	P	P	•	•	•	•
5. Boarding-house, large[7]	•	C	C	C	•	•	•	•	•	•	•	•	•	C	C	C	C	C	•	•	•	•
6. Residential care facility, six or fewer persons (State licensed)	P	P	P	P	•	•	•	•	•	•	•	•	P	P	P	P	P	P	P	•	P	•
7. Group homes, six or fewer	S	S[6]	S[6]	S[6]	•	•	•	•	•	•	•	•	S[6]	S[6]	S[6]	S[6]	S[6]	S[6]	P	•	P	•
7.1 Sober living homes, six or fewer	S[5]	S[6]	S[6]	S[6]	•	•	•	•	•	•	•	•	S[6]	S[6]	S[6]	S[6]	S[6]	S[6]	P	•	•	•
8. Residential care facility, seven or more	•	C[6]	C[6]	C[6]	•	•	•	•	•	•	•	•	•	C[6]	C[6]	C[6]	C[6]	C[6]	P	•	•	•
9. Group homes, seven or more	•	C[6]	C[6]	C[6]	•	•	•	•	•	•	•	•	•	C[6]	C[6]	C[6]	C[6]	C[6]	P	•	•	•
9.1 Sober living homes, seven or more	•	C[6]	C[6]	C[6]	•	•	•	•	•	•	•	•	•	C[6]	C[6]	C[6]	C[6]	C[6]	P	•	•	•

TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC[1]	MG	MP	PDR-LD[1]	PDR-MD[1]	PDR-HD[1]	PDR-NCM[1]	PDC[1]	PDI[1]	I&R[1]	I&R-S1	I&RMLT[1]	P
10. Referral facility (Subject to the requirements of section 13-32.2, referral facility).	•	C[2]	C[2]	C[2]	•	•	•	C[2]	•	•	•	•	•	C[2]	C[2]	•	•	•	•	•	•	•
11. Single room occupancy residential hotel (subject to City Council Policy 500-5)	•	•	•	•	•	•	C[2]	C[2]	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Employee housing, six or fewer	P	P	P	P	•	•	•	•	•	•	•	•	P	P	P	P	P	P	•	•	P	•
Supportive housing	P[12]	P[11,12]	P[11,12]	P[11,12]	•	•	•	•	•	P[11,12]	•	•	P[11,12]	P[11,12]	P[11,12]	P[11,12]	P[11,12]	P[11,12]	•	•	P[11,12]	•
Transitional housing	P[12]	P[12]	P[12]	P[12]	•	•	•	•	•	P[12]	•	•	P[12]	P[12]	P[12]	P[12]	P[12]	P[12]	•	•	P[12]	•
Low barrier navigation center	•	•	•	•	•	•	•	•	•	P[13]	•	•	•	•	•	•	P[13]	P[13]	•	•	P[13]	•
ACCESSORY USES																						
13. Animals, keeping of	SEE TITLE 3, ANIMALS AND FOWL																					
14. Antennas: Amateur radio, Satellite dish, Communication	SEE CHAPTER IX, ARTICLE 2, ANTENNAS																					
16. Day care facilities (15 children or more) (see also Nursery schools)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	•
17. Family day care—Large (7 to 14	P[2]	P[2]	P[2]	P[2]	•	•	•	•	•	•	•	•	P[2]	P[2]	P[2]	P[2]	P[2,3]	P[2,3]	P	•	P[2]	•

TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC[1]	MG	MP	PDR-LD[1]	PDR-MD[1]	PDR-HD[1]	PDR-NCM[1]	PDC[1]	PDI[1]	I&R[1]	I&R-S1	I&RMLT[1]	P
children) (subject to the requirements of section 13-37, large family day care homes)																						
18. Family day care—Small (up to 8 children)	P	P	P	P	•	•	•	•	•	•	•	•	P	P	P	P	P[3]	P[3]	P	•	P[3]	•
19. Garage/yard sales—No more than 2 events permitted a year, not to exceed 3 consecutive days	P	P	P	P	•	•	•	•	•	•	•	•	P	P	P	P	P[3]	P[3]	•	•	P[3]	•
21. Home occupations (subject to the requirements of chapter IX, article 6, home occupations)	P[2]	P[2]	P[2]	P[2]	P[2,3]	P[2,3]	P[2,3]	P[2,3]	P[2,3]	P[2,3]	P[2,3]	P[2,3]	P[2]	P[2]	P[2]	P[2]	P[2,3]	P[2,3]	P[2]	•	P[2]	•
22. Home occupations that generate traffic and do not involve more than 1 customer/ client at a time or more than 8 customers/clients per day (subject to the requirements of ch. IX, article 6, home occupations)	MC[2]	MC[2]	MC[2]	MC[2]	MC[2,3]	MC[2,3]	MC[2,3]	MC[2,3]	MC[2,3]	MC[2,3]	MC[2,3]	MC[2,3]	MC[2]	MC[2]	MC[2]	MC[2]	MC[2,3]	MC[2,3]	MC[2,3]	•	MC[2,3]	•
22.1 Non-residential accessory uses in a residential development not otherwise specified in this table	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
21. Home occupations (subject to the requirements of chapter IX, article 6, home occupations)	P[2]	P[2]	P[2]	P[2]	P[2,3]	P[2,3]	P[2,3]	P[2,3]	P[2,3]	P[2,3]	P[2,3]	P[2,3]	P[2]	P[2]	P[2]	P[2]	P[2,3]	P[2,3]	P[2]	•	P[2]	•

TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC[1]	MG	MP	PDR-LD[1]	PDR-MD[1]	PDR-HD[1]	PDR-NCM[1]	PDC[1]	PDI[1]	I&R[1]	I&R-S1	I&RMLT[1]	P
22. Home occupations that generate traffic and do not involve more than 1 customer/ client at a time or more than 8 customers/clients per day (subject to the requirements of ch. IX, article 6, home occupations)	MC[2]	MC[2]	MC[2]	MC[2]	MC[2,3]	MC[2,3]	MC[2,3]	MC[2,3]	MC[2,3]	MC[2,3]	MC[2,3]	MC[2,3]	MC[2]	MC[2]	MC[2]	MC[2]	MC[2,3]	MC[2,3]	MC[2,3]	•	MC[2,3]	•
22.1 Non-residential accessory uses in a residential development not otherwise specified in this table	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
22.2 Accessory dwelling unit (subject to the requirements of ch. V, section 13-35, accessory dwelling units)	P[2]	P[2]	P[2]	P[2]	•	•	•	•	•	P[2]	•	•	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	•	•	P[2]	•
22.3 Junior accessory dwelling unit (subject to the requirements of ch. V, section 13-35, accessory dwelling units)	P[2]	P[2]	P[2]	P[2]	•	•	•	•	•	•	•	•	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	•	•	P[2]	•
22.4 Temporary real estate and construction offices (subject to the requirements of ch. IX, art. 10, temporary trailers)	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]
INSTITUTIONAL AND RECREATIONAL USES																						
23. Cemeteries	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	C	•	•	•

TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC[1]	MG	MP	PDR-LD[1]	PDR-MD[1]	PDR-HD[1]	PDR-NCM[1]	PDC[1]	PDI[1]	I&R[1]	I&R-S1	I&RMLT[1]	P
24. Churches and other places of religious assembly (Subject to the requirements of article 4.5, development standards for churches and other places of religious assembly)	C[2]	C[2]	C[2]	C[2]	C[2]	C[2]	P[2]	P[2]	C[2]	C[2]	P[2]	P[2]	C[2]	C[2]	C[2]	C[2]	C[2]	C[2]	P[2]	C[2]	C[2]	•
25. Civic and community clubs	C	C	C	C	C	C	P	P	P	P	C	C	C	C	C	C	C	C	C	•	P	•
26. Convalescent hospitals; nursing homes	•	C	C	C	C	C	C	C	•	•	•	•	•	•	•	•	•	•	P	•	•	•
27. Country clubs; golf courses	C	C	C	C	•	•	•	•	•	•	•	•	C	C	C	C	•	•	P	C	•	•
28. Crematories (See also Mortuary services)	•	•	•	•	•	•	•	C	•	•	C	C	•	•	•	•	•	•	C	•	•	•
29. Fairgrounds; outdoor festival (permanent)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	C	•	•	•
30. Hospitals, general	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	P	•	P	•
31. Libraries, privately-operated	C	C	C	C	•	•	C	C	C	C	C	C	C	C	C	C	C	C	P	C	•	•
31a. Marijuana and/or medical marijuana cultivation	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
31b. Cannabis and/or marijuana distributer	•	•	•	•	•	•	•	•	•	•	•	C[9]	•	•	•	•	•	C[9]	•	•	•	
31c. Cannabis and/or marijuana manufacturer or processor	•	•	•	•	•	•	•	•	•	•	•	C[9]	•	•	•	•	•	C[9]	•	•	•	
31d. Cannabis and/or marijuana retail sales storefront	•	•	•	•	•	C[9]	C[9]	C[9]	C[9]	C[9]	•	•	•	•	•	•	•	•	•	•	•	

TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC[1]	MG	MP	PDR-LD[1]	PDR-MD[1]	PDR-HD[1]	PDR-NCM[1]	PDC[1]	PDI[1]	I&R[1]	I&R-S1	I&RMLT[1]	P
31e. Cannabis and/or marijuana retail sales nonstorefront (deliveries)	•	•	•	•	•	C[9]	C[9]	C[9]	C[9]	C[9]	•	C[9]	•	•	•	•	•	C[9]	•	•	•	•
31f. Cannabis and/or marijuana research and development and/or testing laboratories	•	•	•	•	•	•	•	•	•	•	•	C[9]	•	•	•	•	•	C[9]	•	•	•	
32. Mortuary services without crematories	•	•	•	•	C	C	C	C	C	•	C	C	•	•	•	•	•	•	C	•	•	•
32a. Needle exchange program	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
33. Nursery schools—See also Day care facilities for 15 or more children	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	•
34. Parks and playgrounds	C	C	C	C	•	•	•	•	•	C	•	•	C	C	C	C	C	C	P	P	P	•
35. Public offices and facilities, such as city halls, courthouses, police/ fire stations, etc.	C	C	C	C	C	C	P	P	P	P	C	C	C	C	C	C	C	C	P	•	•	•
36. Schools: primary, secondary and colleges	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	•
37. Schools: trade and vocational; group counseling	•	•	•	•	•	MC	P	P	P	P	MC	MC	•	•	•	•	P	MC	P	P	•	•
38. Senior congregate care facility	•	C	C	C	C	C	C	C	C	C	•	•	•	C	C	C	C	•	C	•	•	•
39. Swap meets	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	C	C	•	•
39a. Emergency shelters	•	•	•	•	•	•	•	•	•	•	•	C[10]	•	•	•	•	•	P[10]	•	•	•	•
SPECIAL SEASONAL EVENTS																						

TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC[1]	MG	MP	PDR-LD[1]	PDR-MD[1]	PDR-HD[1]	PDR-NCM[1]	PDC[1]	PDI[1]	I&R[1]	I&R-S1	I&RMLT[1]	P
41. Christmas tree lots; pumpkin patches; fireworks stands; produce stands (subject to the requirements of title 9, chapter II, regulation of certain businesses)	•	•	•	•	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	•	•	•	•	P[2]	P[2]	P[2]	P[2]	•	•
COMMERCIAL AND INDUSTRIAL USES																						
42. Acupressure; massage (subject to the requirements of title 9, chapter ii, article 22, Massage establishments and practitioners)	•	•	•	•	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	•	•	•	•	•	•	P[2]	•	•	•	•	•
43. Adult businesses (See Sexually-oriented businesses)																						
44. Aggregate batch plants; Rock or asphalt crushing; Sand blasting	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
45. Ambulance services	•	•	•	•	MC	MC	MC	MC	MC	MC	MC	MC	•	•	•	•	MC	MC	•	•	•	•
46. Amusement centers (subject to the requirements of chapter IX, article 5, electronic game machines)	•	•	•	•	•	•	C[2]	C[2]	C[2]	C[2]	•	•	•	C[2]	C[2]	C[2]	C[2]	•	•	•	•	•
47. Animal hospitals; veterinary services (kenneling only when incidental to principal hospital use)	•	•	•	•	•	C	C	P	P	C	C	C	•	•	•	•	P	•	•	•	•	•

TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC[1]	MG	MP	PDR-LD[1]	PDR-MD[1]	PDR-HD[1]	PDR-NCM[1]	PDC[1]	PDI[1]	I&R[1]	I&R-S1	I&RMLT[1]	P
48. Animal shelters, pounds, kennels, training schools	•	•	•	•	•	•	•	C	•	•	C	C	•	•	•	•	•	•	C	•	•	•
48a. Antique malls	•	•	•	•	•	•	P	P	P	•	MC	MC	•	•	•	•	P	MC	•	•	•	•
49. Artists, sculptors studios	•	•	•	•	P	P	P	P	P	P	P	P	•	•	•	•	P	P	•	•	•	•
50. Auction houses	•	•	•	•	•	•	C	C	C	C	C	C	•	•	•	•	C	C	•	•	•	•
51. Automobile (See Motor vehicle)																						
52. Banks; savings and loans; and other financial institutions	•	•	•	•	P	P	P	P	P	P	•	•	•	P	P	P	P	P	•	•	•	•
53. Bars; nightclubs (See Establishments where food or beverages are served)																						
54. Barber and beauty shops with accessory uses such as permanent make up, facials, and accessory massage	•	•	•	•	•	P	P	P	P	P	•	•	•	P	P	P	P	P	•	•	•	•
55. Billiards parlors	•	•	•	•	•	•	C	C	C	C	C	C	•	C	C	C	C	C	•	•	•	•
56. Botanical gardens; Zoos	•	•	•	•	•	•	C	C	C	C	•	•	•	•	•	•	•	•	C	•	•	•
57. Bowling centers	•	•	•	•	•	•	C	C	C	C	•	•	•	•	•	C	C	•	•	•	•	•
58. Breweries; Distilleries	•	•	•	•	•	•	•	•	•	•	C	C	•	•	•	•	•	•	•	•	•	•

TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC[1]	MG	MP	PDR-LD[1]	PDR-MD[1]	PDR-HD[1]	PDR-NCM[1]	PDC[1]	PDI[1]	I&R[1]	I&R-S1	I&RMLT[1]	P
60. Building supplies; Hardware stores (retail)	•	•	•	•	•	•	P	P	P	•	•	•	•	P	P	P	P	•	•	•	•	•
61. Business services—See Offices																						
62. Car washes	•	•	•	•	•	•	C	C	C	C	C	C	•	C	C	C	C	C	•	•	•	•
63. Carts— Outdoor retail sales in conjunction with an established business	•	•	•	•	•	MC	MC	MC	MC	MC	MC	MC	•	MC	MC	MC	MC	MC	MC	•	•	•
64. Catering	•	•	•	•	•	MC	P	P	P	•	P	P	•	•	•	•	P	P	•	•	•	•
65. Coffee roasting	•	•	•	•	•	•	•	•	•	•	MC	MC	•	•	•	•	•	•	•	•	•	•
66. Coffee roasting (in conjunction with establishments where food or beverages are served)	•	•	•	•	•	•	MC	MC	MC	MC	MC	MC	•	MC	MC	MC	MC	MC	•	•	•	•
67. Commercial art; Graphic design	•	•	•	•	P	P	P	P	P	P	P	P	•	•	•	•	P	P	•	•	•	•
68. Commercial testing laboratories	•	•	•	•	•	•	•	•	•	•	P	P	•	•	•	•	•	P	•	•	•	•
69. Computer and data processing	•	•	•	•	P	P	P	P	P	P	P	P	•	•	•	•	P	P	•	•	•	•
70. Contracting: general contractors; operative builders	•	•	•	•	•	C	C	P	C	•	P	P	•	•	•	•	•	P	•	•	•	•
71. Convenience stores; mini-markets (subject to the requirements of chapter IX, article 16, liquor stores, convenience stores, and mini-markets)	•	•	•	•	•	•	C[2]	C[2]	C[2]	C[2]	•	•	•	•	C[2]	C[2]	C[2]	•	•	•	•	•

TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC[1]	MG	MP	PDR-LD[1]	PDR-MD[1]	PDR-HD[1]	PDR-NCM[1]	PDC[1]	PDI[1]	I&R[1]	I&R-S1	I&RMLT[1]	P
72. Department stores (retail)	•	•	•	•	•	•	P	P	P	P	•	•	•	•	•	•	P	•	•	•	•	•
73. Electronic game machines (four or more), incidental to the primary use, (subject to the requirements of chapter IX, article 5, electronic game machines)— Excluding amusement centers listed separately	•	•	•	•	•	MC[2]	MC[2]	MC[2]	MC[2]	MC[2]	MC[2]	MC[2]	•	MC[2]	MC[2]	MC[2]	MC[2]	MC[2]	•	•	•	•
74. Engineering; architectural; and surveying services— See Offices																						
75. Entertainment, live or public	•	•	•	•	•	SEE TITLE 9, ARTICLE 11, REGULATORY PERMITS FOR PUBLIC ENTERTAINMENT							•	SEE TITLE 9, ARTICLE 11, REGULATORY PERMITS FOR PUBLIC ENTERTAINMENT							•	•
76. Establishments where food or beverages are served	•	•	•	•	•	SEE CHAPTER V, ARTICLE 4, ESTABLISHMENTS WHERE FOOD OR BEVERAGES ARE SERVED							•	SEE CHAPTER V, ARTICLE 4, ESTABLISHMENTS WHERE FOOD OR BEVERAGES ARE SERVED						•	•	•	•
77. Exhibition of products produced on premises or available for wholesale distribution	•	•	•	•	•	P	P	P	P	P	P	P	•	•	•	•	P	P	•	•	•	•
78. Flower stands— See also Carts	•	•	•	•	•	MC	MC	MC	MC	MC	MC	MC	•	MC	MC	MC	MC	MC	MC	•	•	•
79. Furniture repair and refinishing with incidental sales	•	•	•	•	•	•	P	P	P	•	P	P	•	•	•	•	•	P	•	•	•	•
80. Grocery stores— See also Supermarkets; excluding convenience stores; and liquor stores listed separately	•	•	•	•	•	•	P	P	P	P	•	•	•	MC	MC	MC	MC	•	•	•	•	•

TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC[1]	MG	MP	PDR-LD[1]	PDR-MD[1]	PDR-HD[1]	PDR-NCM[1]	PDC[1]	PDI[1]	I&R[1]	I&R-S1	I&RMLT[1]	P
81. Hazardous waste facilities, off-site (subject to chapter IX article 9, off-site hazardous waste facilities)	•	•	•	•	•	•	C[2]	C[2]	C[2]	C[2]	C[2]	C[2]	•	•	•	•	C[2]	C[2]	C[2]	•	•	•
82. Heliports; Helistops	•	•	•	•	•	•	•	•	C	C	C	C	•	•	•	•	C	C	C	C	•	•
83. Hotels— Excluding motels listed separately	•	•	•	•	•	•	C	C	C	P	•	•	•	C	C	C	P	•	•	•	•	•
84. Landscape services (installation and maintenance)	•	•	•	•	•	MC	MC	P	P	•	P	P	•	•	•	•	•	P	•	•	•	•
85. Laundry, cleaning and garment services, including plants	•	•	•	•	•	P	P	P	P	P	P	P	•	P	P	P	P	P	•	•	•	•
86. Leather tanning and finishing	•	•	•	•	•	•	•	•	•	•	C	C	•	•	•	•	•	C	•	•	•	•
87. Limousine services	•	•	•	•	•	C	C	C	C	C	C	C	•	•	•	•	C	C	•	•	•	•
88. Liquor stores (subject to the requirements of chapter IX, article 16, liquor stores, convenience stores, and mini- markets)	•	•	•	•	•	•	C[2]	C[2]	C[2]	C[2]	•	•	•	•	•	•	C[2]	•	•	•	•	•
89. Lumber and building materials dealers, (wholesale)	•	•	•	•	•	•	•	•	•	•	P	P	•	•	•	•	•	P	•	•	•	•
90. Manufacturing: Light EXCEPT the following which are prohibited: • Manufacture of fertilizer • Manufacture of products involving	•	•	•	•	•	•	•	•	•	•	P[2]	P[2]	•	•	•	•	•	P2	•	•	•	•

TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC[1]	MG	MP	PDR-LD[1]	PDR-MD[1]	PDR-HD[1]	PDR-NCM[1]	PDC[1]	PDI[1]	I&R[1]	I&R-S1	I&RMLT[1]	P
the use of explosives Manufacture of rubber (including tires), steel																						
91. Manufacturing of chemical products, paints, pharmaceuticals, and plastics	•	•	•	•	•	•	•	•	•	•	C[2]	C[2]	•	•	•	•	•	C[2]	•	•	•	•
92. Manufacturing of stone, clay, glass and concrete products EXCEPT the following which are prohibited: • Manufacture of flat glass • Manufacture of cement and structural clay products • Manufacture of concrete, gypsum and plaster products • Manufacture of abrasive and asbestos products • Manufacture of nonclay refractories and crucibles • Processing and preparation of clay, ceramic and refractory minerals	•	•	•	•	•	•	•	•	•	•	P[2]	P[2]	•	•	•	•	•	P[2]	•	•	•	•
93. Manufacturing or processing of foods and beverages EXCEPT the following which are prohibited: • Meat and poultry packing	•	•	•	•	•	•	•	•	•	•	P[2]	P[2]	•	•	•	•	•	P[2]	•	•	•	•

TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC[1]	MG	MP	PDR-LD[1]	PDR-MD[1]	PDR-HD[1]	PDR-NCM[1]	PDC[1]	PDI[1]	I&R[1]	I&R-S1	I&RMLT[1]	P
plants • Grain mills • Sugar refining • Fats and oils processing mills • Seafood canneries and packaging (See also Breweries; Distilleries; Coffee roasting)																						
94. Massage— See also Acupressure (subject to the requirements of title 9, chapter II, article 22, massage establishments and practitioners)	•	•	•	•	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	•	•	•	•	•	•	P[2]	•	•	•	•	•
95. Medical laboratories	•	•	•	•	MC	MC	P	P	P	P	MC	MC	•	•	•	•	MC	MC	•	•	•	•
96. Metal fabrication, welding, foundry, die casting (subject to subsection 13-54(a), performance standards)	•	•	•	•	•	•	•	•	•	•	P[2]	P[2]	•	•	•	•	•	•	•	•	•	•
97. Motels— (Subject to requirements of chapter IX, article 8, motels) Excluding Hotels listed separately	•	•	•	•	•	•	C[2]	C[2]	•	•	•	•	•	•	•	•	•	•	•	•	•	•
98. Motion picture and television studios	•	•	•	•	C	C	C	C	•	•	P	P	•	•	•	•	P	P	•	•	•	•
99. Motion picture theaters and other theaters not within 200 feet of residential zones	•	•	•	•	•	•	P	P	P	P	•	•	•	•	•	•	P	•	•	•	•	•
100. Motion picture theaters and other	•	•	•	•	•	•	C	C	C	C	•	•	•	•	•	•	C	•	•	•	•	•

TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC[1]	MG	MP	PDR-LD[1]	PDR-MD[1]	PDR-HD[1]	PDR-NCM[1]	PDC[1]	PDI[1]	I&R[1]	I&R-S1	I&RMLT[1]	P
theaters within 200 feet of residential zones																						
101. Motor oil, used—Collection facility (subject to the requirements of chapter IX, article 9, off-site hazardous waste facilities)	•	•	•	•	•	•	P[2]	P[2]	P[2]	•	P[2]	P[2]	•	•	•	•	P[2]	P[2]	P[2]	P[2]	•	•
102. Motor vehicle, boat, and motorcycle retail sales, leasing, rentals and service with two or more outdoor display parking spaces	•	•	•	•	•	•	C	C	C	C	C	C	•	•	•	•	C	C	•	•	•	•
103. Motor vehicle, boat, and motorcycle retail sales, leasing, and rentals with one or less outdoor display parking space and no service (subject to verification of parking availability)	•	•	•	•	•	•	P	P	P	P	P	P	•	•	•	•	P	P	•	•	•	•
104. Motor vehicle service stations	•	•	•	•	•	•	C	C	C	•	•	•	•	•	•	•	C	•	•	•	•	•
105. Motor vehicle service stations with concurrent sale of alcoholic beverages (subject to requirements of chapter IX, article 3, concurrent sale of alcoholic beverages and motor vehicle fuel)	•	•	•	•	•	•	C[2]	C[2]	C[2]	•	•	•	•	•	•	•	C[2]	•	•	•	•	•
106. Motor vehicle; boat; and motorcycle repair services (including body and	•	•	•	•	•	•	P	P	P	•	P	P	•	•	•	•	P	P	•	•	•	•

TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC[1]	MG	MP	PDR-LD[1]	PDR-MD[1]	PDR-HD[1]	PDR-NCM[1]	PDC[1]	PDI[1]	I&R[1]	I&R-S1	I&RMLT[1]	P
paint work), not within 200 feet of residential zone (subject to subsection 13-54(b))																						
107. Motor vehicle; boat; and motorcycle repair services (including body and paint work), within 200 feet of residential zone (subject to subsection 13-54(b))	•	•	•	•	•	•	C	C	C	•	C	C	•	•	•	•	C	C	•	•	•	•
108. Nurseries (retail with no bulk fertilizer)	•	•	•	•	•	C	C	P	P	•	C	C	•	•	•	•	•	•	•	•	•	•
109. Offices: central administrative	•	•	•	•	P	P	P	P	P	P	P	P	•	•	•	•	P	P	•	•	•	•
110. Offices: engineering; architectural; and surveying services; management; consulting and public relations	•	•	•	•	P	P	P	P	P	P	P	P	•	MC	MC	MC	P	P	•	•	•	•
111. Offices: general	•	•	•	•	P	P	P	P	P	P	MC	MC	•	MC	MC	MC	P	P	•	•	•	•
113. Offices: medical and dental	•	•	•	•	P	P	P	P	P	P	•	•	•	MC	MC	MC	P	MC	MC	•	•	•
114. Offices: services to businesses such as bookkeeping and data processing	•	•	•	•	P	P	P	P	P	P	P	P	•	•	•	•	P	P	•	•	•	•
115. Off-street parking lots and structures including related maintenance buildings	•	•	•	•	C	C	C	C	C	P	C	C	•	•	•	C	C	C	C	C	•	P
116. Off-street parking lots and structures,	•	•	•	•	MC	MC	MC	MC	MC	MC	MC	MC	•	•	•	MC	MC	MC	MC	MC	•	MC

TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC[1]	MG	MP	PDR-LD[1]	PDR-MD[1]	PDR-HD[1]	PDR-NCM[1]	PDC[1]	PDI[1]	I&R[1]	I&R-S1	I&RMLT[1]	P
incidental uses within																						
117. Oil fields; oil wells (see chapter XIV, oil drilling)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
118. Pawn shops	•	•	•	•	•	C	C	C	C	•	•	•	•	•	•	•	•	•	•	•	•	•
119. Photocopying; blueprinting and related services	•	•	•	•	•	P	P	P	P	P	P	P	•	•	•	•	P	P	•	•	•	•
120. Photofinishing laboratories	•	•	•	•	•	•	•	•	•	•	P	P	•	•	•	•	•	P	•	•	•	•
121. Photofinishing stores	•	•	•	•	•	P	P	P	P	P	•	•	•	•	•	•	P	P	•	•	•	•
122. Photography: Commercial	•	•	•	•	P	P	P	P	P	P	MC	MC	•	•	•	•	P	MC	•	•	•	•
123. Photography: portrait studio	•	•	•	•	P	P	P	P	P	P	•	•	•	•	•	•	P	MC	•	•	•	•
124. Physical fitness facilities	•	•	•	•	•	•	C	C	C	C	C	C	•	•	•	•	C	C	•	•	•	•
125. Printing and publishing	•	•	•	•	•	•	MC	P	MC	MC	P	P	•	•	•	•	P	P	•	•	•	•
126. Recording studios	•	•	•	•	•	•	MC	MC	MC	•	MC	MC	•	•	•	•	MC	MC	•	•	•	•
127. Recycling and collection facilities for nonhazardous materials	•	•	•	•	•	MC	MC	MC	MC	•	MC	MC	•	•	•	•	MC	MC	MC	MC	•	•
128. Research and development laboratories— Other than cannabis and/or marijuana testing laboratories	•	•	•	•	C	C	C	P	C	C	P	P	•	•	•	•	•	P	•	•	•	
129. Restaurants— See Establishments where food or beverages are																						

TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC[1]	MG	MP	PDR-LD[1]	PDR-MD[1]	PDR-HD[1]	PDR-NCM[1]	PDC[1]	PDI[1]	I&R[1]	I&R-S1	I&RMLT[1]	P
served																						
130. Retail: general—Excluding antique malls, pawn shops, supermarkets, grocery stores, convenience stores; and liquor stores listed separately	•	•	•	•	•	P	P	P	P	P	•	•	•	P	P	P	P	P	•	•	•	•
131. Retail, incidental sales to the main use (subject to the requirements of section 13-54(a), incidental retail sales)	•	•	•	•	P	P	P	P	P	P	P[2]	P[2]	•	P	P	P	P	P[2]	•	•	•	•
132. Retail: nonstore	•	•	•	•	P	P	P	P	P	P	P	P	•	P	P	P	P	P	•	•	•	•
133. Rifle, pistol, and firing ranges	•	•	•	•	•	•	•	•	•	•	C	C	•	•	•	•	•	•	C	•	•	•
134. Sexually-oriented businesses (subject to the requirements of title 9, chapter IV and title 13, chapter IX, sexually-oriented businesses)	•	•	•	•	•	P[2]	P[2]	P[2]	P[2]	•	•	•	•	•	•	•	P[2]	•	•	•	•	•
135. Skating rinks	•	•	•	•	•	•	C	C	C	C	C	C	•	•	•	C	C	C	C	C	•	•
135a. Smoking lounge (subject to chapter IX, article 19, smoking and vaping uses)	•	•	•	•	•	•	•	•	C[2]	•	•	P[2]	•	•	•	•	C[2]	•	•	•	•	•
135b. Smoking/ vaping retailer (subject to chapter IX, article 19, smoking and vaping	•	•	•	•	•	P[2]	P[2]	P[2]	P[2]	P[2]	•	•	•	P[2]	P[2]	P[2]	P[2]	P[2]	•	•	•	•

TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC[1]	MG	MP	PDR-LD[1]	PDR-MD[1]	PDR-HD[1]	PDR-NCM[1]	PDC[1]	PDI[1]	I&R[1]	I&R-S1	I&RMLT[1]	P
uses)																						
136. Storage of chemicals and allied products (except as incidental use)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
137. Storage of explosives	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
138. Storage of fertilizer	•	•	•	•	•	•	•	•	•	•	C	C	•	•	•	•	•	•	•	•	•	•
139. Storage of motor vehicles— Outdoor (not including impound yard)	•	•	•	•	•	•	C	C	C	•	MC	MC	•	•	•	•	C	MC	•	•	•	•
139a. Storage of motor vehicles— Indoor only (not including impound yard)	•	•	•	•	•	•	P	P	P	•	P	P	•	•	•	•	P	P	•	•	•	•
140. Storage of petroleum and coal products	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
141. Storage of rock, sand, crushed aggregate and gravel	•	•	•	•	•	•	•	•	•	•	C	C	•	•	•	•	•	•	•	•	•	•
142. Studios: dance; martial arts; music, etc.	•	•	•	•	•	•	P	P	P	MC	MC	MC	•	MC	MC	MC	P	MC	•	•	•	•
143. Supermarkets— See also Grocery stores	•	•	•	•	•	•	P	P	P	P	•	•	•	MC	MC	MC	MC	•	•	•	•	•
143a. Specialty stores	•	•	•	•	•	•	P	P	P	P	•	•	•	•	MC	MC	MC	•	•	•	•	•
144. Tattoo parlors	•	•	•	•	•	•	C	C	C	•	•	•	•	•	•	•	C	•	•	•	•	•
145. Tire sales and installation not within 200 feet of residential zone	•	•	•	•	•	•	P	P	P	•	P	P	•	•	•	•	P	P	•	•	•	•

TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC[1]	MG	MP	PDR-LD[1]	PDR-MD[1]	PDR-HD[1]	PDR-NCM[1]	PDC[1]	PDI[1]	I&R[1]	I&R-S1	I&RMLT[1]	P
146. Tire sales and installation within 200 feet of residential zone	•	•	•	•	•	•	MC	MC	MC	•	MC	MC	•	•	•	•	MC	MC	•	•	•	•
147. Tow companies with or without impound yard	•	•	•	•	•	•	C	C	C	•	MC	MC	•	•	•	•	•	MC	•	•	•	•
148. Transfer station for refuse, sewage treatment	•	•	•	•	•	•	•	•	•	•	C	C	•	•	•	•	•	C	C	•	•	•
149. Trucking: local and long distance	•	•	•	•	•	•	•	C	•	•	P	P	•	•	•	•	•	C	•	•	•	•
150. Warehouses, mini (subject to the requirements of chapter IX, article 7, mini- warehouses)	•	•	•	•	•	•	C[2]	C[2]	C[2]	•	MC[2]	MC[2]	•	•	•	•	•	MC[2]	•	•	•	•
151. Warehouses, public	•	•	•	•	•	•	C	C	C	•	P	P	•	•	•	•	•	P	•	•	•	•
152. Warehousing of durable and nondurable goods except livestock and poultry—See also Storage	•	•	•	•	•	•	•	•	•	•	P	P	•	•	•	•	•	P	•	•	•	•
153. Wholesale trade of motor vehicles, boats and motorcycles with outdoor storage of vehicles	•	•	•	•	•	•	C	C	C	C	C	C	•	•	•	•	C	C	•	•	•	•
154. Wholesale trade of motor vehicles, boats and motorcycles without outdoor storage of vehicles	•	•	•	•	•	MC	MC	P	P	P	P	P	•	P	P	P	P	P	•	•	•	•

TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC[1]	MG	MP	PDR-LD[1]	PDR-MD[1]	PDR-HD[1]	PDR-NCM[1]	PDC[1]	PDI[1]	I&R[1]	I&R-S1	I&RMLT[1]	P
155. Wholesale trade of durable, nondurable goods, except livestock, poultry and perishable goods	•	•	•	•	•	MC	MC	P	P	P	P	P	•	P	P	P	P	P	•	•	•	•

Notes:

1	Uses proposed in this zone are subject to verification of consistency with the adopted master plan. Uses not specified in the master plan, could be allowed, subject to the review process indicated in this matrix, if the proposed use is determined to be compatible with the adopted master plan. Residential uses shall not be permitted on any site or parcel of land on which residential uses are expressly prohibited by the general plan.
2	This use is subject to the requirements of the referenced Municipal Code article or section.
3	If residential uses exist, accessory uses shall be permitted.
4	For the purposes of this table, the symbols in the non-shaded areas shall have the following meaning: C—Conditional Use Permit; MC—Minor Conditional Use Permit; P—Permitted; •—Prohibited; and S—Special Use Permit.
5	Six hundred fifty foot separation required between sober living homes, or from state licensed alcohol or drug abuse recovery or treatment facilities. CMMC 13-311(a)(10)(i).
6	Subject to the separation requirement set forth in sections 13-322(a)(3) and 13-323(b).
7	Small boardinghouses shall locate at least 650 feet from any other small boardinghouse. Large boardinghouses shall be located at least 1,000 feet away from any other boardinghouse.
8	Uses prohibited in the base zoning district of a mixed-use overlay zone shall also be prohibited in the overlay zone.
9	Prohibited at the SoCo property, 3303 through 3323 Hyland Ave.
10	Emergency shelters located on sites owned, controlled, and/or operated by the city in the MP and/or the PDI zone are a permitted use, not subject to a master plan requirement and the standards in section 13-200.79(1), (2), (4), (8), (10) and (13) do not apply to such uses.
11	Supportive housing, as defined in Government Code Section 65650, shall be permitted by-right in all zones where multifamily and mixed uses are permitted by-right, provided it is consistent with Government Code Sections 65650 – 65656.
12	Pursuant to Government Code Section 65583(c)(3), transitional and supportive Housing shall be considered a residential use of property and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zoning district.
13	Low barrier navigation centers shall be permitted by-right provided they are consistent with the requirements in Government Code Sections 65660-65668.

(Ord. No. 97-11, § 2, 5-5-97; Ord. No. 98-4, § 2, 2-2-98; Ord. No. 98-5, § 8, 3-2-98; Ord. No. 00-5, § 1(b), 3-20-00; Ord. No. 01-1, § 1, 1-15-01; Ord. No. 01-30, § 1a(Att. A), 1-7-02; Ord. No. 02-4, § 1b(Att. A), 3-18-02; Ord. No. 02-12, § 1c, 6-17-02; Ord. No. 05-2, § 1f.(Att. A), 2-22-05; Ord. No. 05-11, § 2b., 7-19-05; Ord. No. 06-2, § 1a., 2-7-06; Ord. No. 06-9, § 1d., 4-18-06; Ord. No. 06-18, § 1b., 9-5-06; Ord. No. 07-2, § 1d., 2-6-07; Ord. No. 11-10, § 1, 9-20-11; Ord. No. 13-1, § 2B., 3-19-13; Ord. No. 14-04, § 2B., 4-1-14; Ord. No. 14-13, 10-21-14; Ord. No. 15-06, §§ 1—3, 7-7-15; Ord. No. 15-10, § 2B, 9-15-15; Ord. No. 15-11, §§ 3—5, 11-17-15; Ord. No. 16-01, § 4, 1-19-16; Ord. No. 16-09, §§ 4, 5(Exh. A), 10-4-16; Ord. No. 16-13, § 2, 11-15-16; Ord. No. 16-15, § 5, 11-8-16; Ord. No. 18-03, § 3, 1-16-18; Ord. No. 18-04, § 3, 4-3-18; Ord. No. 19-13, § 3, 9-3-19; Ord. No. 19-15, § 1, 9-17-19; Ord. No. 21-03, § 4, 3-2-21; Ord. No. 21-08, § 1, 6-15-21; Ord. No. 21-20, § 1, 12-7

Article 11. Mixed-Use Overlay District (MUOD)

13-83.50. Purpose

13-83.51. Definitions

13-83.52. Mixed-use development types

13-83.53. Application review procedures in mixed-use overlay district

13-83.54. Mixed-use development standards

13-83.55. Mixed-use compatibility standards

13-83.56. Phase mixed-use developments

13-83.57. Harbor Mixed-Use Overlay

13-83.58. Properties identified in Housing Element

(a) **Purpose.**

(1) The purpose of this Section is to implement the City's currently adopted Housing Element by establishing zoning provisions for sites identified in the Housing Element Sites Inventory to accommodate the City's lower-, moderate-, and above-moderate-income Regional Housing Needs Allocation (RHNA) consistent with Government Code sections 65583 and 65583.2, Subsections (c), (h) and (i).

(b) **Applicability.**

(1) The provisions of this Section shall apply to all sites identified in the City's currently adopted Housing Element Sites Inventory to accommodate the City's RHNA, shown in the Housing Element as Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA or any future adopted Housing Element Sites Inventory to accommodate the City's RHNA.

(2) **Previously Identified Sites**. The provisions of this Section shall also apply to any non-vacant Housing Element Site that was identified in a prior Housing Element and any vacant Housing Element Site that was identified in two or more consecutive prior Housing Elements, consistent with Government Code Section 65583.2 Subsection (c). Such sites shall be subject to the minimum density and by-right approval standards established in this Section. Such sites are identified in the City's currently adopted Housing Element Sites Inventory, shown as Table

B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA or any future adopted Housing Element Sites Inventory to accommodate the City's RHNA.

(3) **Exception.** The provisions of this Section shall not apply to residential projects, mixed-use projects, or other projects located within the boundaries of the Fairview Developmental Center Specific Plan or any of the following properties identified in Table B-6 of the Housing Element by address or APN:

- 610 W. 18th St. (HE Site 96)
- 3390 Harbor Blvd. (HE Site 134)
- 3390 Harbor Blvd. (HE Site 136)
- 3315 Fairview Rd. (HE Site 137)
- 1201 S. Coast Dr. (HE Site 138)
- 3400 Bristol St. (HE Site 139)
- 685 Sunflower Ave. (HE Site 140)
- 3410 Bristol St. (HE Site 141)
- 3333 Bristol St. (HE Site 145)
- APN: 412-491-11 (HE Site 146)
- 3333 Bristol St. (HE Site 147)
- 2180 Harbor Blvd. (HE Site 194)
- 2180 Harbor Blvd. (HE Site 195)
- APN: 140-041-83 (HE Site 198)
- 3333 Susan St. (HE Site 196)
- 1590 Adams Ave. (HE Site 203)
- 1590 Adams Ave. (HE Site 204)
- 3420 Bristol St. (HE Site 205)

(c) **Severability and State Law Consistency.**

(1) This Section is intended to be consistent with, and shall be interpreted and applied to comply with, all applicable requirements of State housing law, including Government Code Sections 65915(c)(3), 65583 and 65583.2 as those provisions may be amended from time to time, and any successor statutes. If any provision of this Section conflicts with State law, the applicable State law shall control.

(2) If any provision of this Section, or its application to any person or circumstance, is held invalid or unenforceable by a court of competent jurisdiction, such invalidity or unenforceability shall not affect other provisions or applications of this Section that can be given effect without the invalid provision or application. The City Council declares that it would have adopted this Section and each provision, section, sentence, clause, and phrase thereof, irrespective of the fact that any one or more provisions may be declared invalid or unenforceable.

(d) **Definitions**

(1) **"Housing Element Site"** means any site identified in the currently adopted Housing Element Sites Inventory to accommodate the City's (RHNA), shown in the Housing Element as Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA.

(2) **“Lower-Income Household”** has the same meaning as defined in Health and Safety Code Section 50079.5.

(3) **“Lower-Income Housing Element Site”** means any Housing Element Site identified in the currently adopted Housing Element that accommodates any portion of the City’s lower-income RHNA and subject to the requirements of Government Code Section 65583.2 (h) and (i), shown in the Housing Element as Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA.

(4) **“Use by Right”** has the same meaning as in Government Code Section 65583.2 Subsection (i) and requires ministerial approval for multifamily housing developments in which at least 20 percent of the total number of units are affordable to lower-income households. “Use by Right” means that the review of an owner-occupied or renter-occupied multifamily residential use may not require a conditional use permit, planned unit development permit, or other discretionary review or approval that would constitute a “project” for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code.

(5) **“Prior Housing Element Site”** means any non-vacant Housing Element Site that was identified in the prior Housing Element and any vacant Housing Element Site that was identified in two or more consecutive prior Housing Elements. Such sites are identified in the City’s currently adopted Housing Element Sites Inventory, shown as Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA.

(6) **“Protected Unit”** means any unit that, within the past five years, was occupied by a lower-income household regardless of whether the unit was deed-restricted or that was subject to an affordability covenant or rent control.

(e) Supersession of Overlay

(1) **For Lower-Income Housing Element Sites**:

- **Supersession of Other Zoning Provisions.** Projects on Lower-Income Housing Element Sites shall be governed by this Section, and the provisions in this Section shall supersede and prevail over any conflicting provisions of the underlying base zone, including, but not limited to, minimum residential floor area, minimum residential capacities and densities, unit caps, trip budgets (if applicable), ministerial review and approval requirements, and permitted uses, and all other applicable zoning provisions, such as other urban plans, overlays, and specific plans, and the provisions of this Article that apply to non-Lower-Income Housing Element sites. Notwithstanding the foregoing, to the extent an applicable Specific Plan allows for more permissive standards or greater heights, projects on Lower-Income Housing Element Sites may utilize such standards or heights.

- **Ministerial Review and Approval.** Projects on Lower-Income Housing Element Sites shall be a Use by Right pursuant to Subsection (f)(1).
- **Minimum Residential Floor Area.** Projects on Lower-Income Housing Element Sites shall satisfy the minimum residential floor area requirements established in Subsection (g)(3).
- **Minimum Residential Site Capacity and Density.** Projects on Lower-Income Housing Element Sites shall satisfy the minimum residential capacity and density requirements established in Subsection (h)(1)(ii) and (h)(1)(iii).

(f) Review and Approvals Procedures

(1) **Use by Right.** A project on a Lower-Income Housing Element Site that provides at least 20 percent of the total dwelling units affordable to Lower-Income Households shall be processed as a Use by Right, consistent with Government Code Section 65583.2(h) and (i). Such projects shall be subject only to ministerial review to verify compliance with all applicable objective design and development standards in accordance with a Streamlined Development Review process per CMMC Title 13, Chapter III (Planning Applications). A project that does not qualify as a Use by Right shall be processed in accordance with a Development Review process per CMMC Title 13, Chapter III (Planning Applications).

(2) **Subdivision.** Any subdivision of a Lower Income Housing Element Site shall comply with all applicable provisions of CMMC Title 13, Chapter XI (Subdivisions) and the Subdivision Map Act.

(g) Permitted Uses

(1) **Multi-Family Dwellings.** Multi-family dwellings shall be permitted on all Housing Element Sites subject to the requirements of this Section.

(2) **Non-Residential Uses.** Those non-residential uses permitted in Commercial Zones in accordance with CMMC Title 13, Chapter IV (Citywide Land Use Matrix) shall be permitted as part of mixed-use projects on all Housing Element Sites.

(3) **Mixed-Use on Lower-Income Housing Element Sites**. Mixed-use projects shall be permitted on Lower-Income Housing Element Sites so long as at least 50 percent of total floor area is provided as residential uses, consistent with Government Code Section 65583.2, Subsection (h)(1)(B).

(4) **Multi-Family Dwellings on Lower-Income Housing Element Sites**. Multi-family dwellings consisting of 100 percent residential uses shall be permitted on Lower-Income Housing Element Sites, consistent with Government Code Section 65583.2, Subsection (h)(1)(B).

(h) Development Standards

(1) Density Standards

- **Maximum Densities**. Maximum residential densities shall be permitted as specified in the Housing Element Sites Inventory.
- **Minimum Site Capacity for Lower-Income Housing Element Sites.** If the identified maximum density of a Lower-Income Housing Element Site does not allow at least 16 dwelling units on site, then the maximum density identified shall be waived, and the maximum number of dwelling units permitted shall be 16 dwelling units on site consistent with Government Code Section 65583.2 Subsection (h).
- **Minimum Densities for Lower-Income Housing Element Sites.** A project proposed on a Lower Income Housing Element Site shall meet a minimum density requirement of 20 units per acre, inclusive of Accessory Dwelling Units, consistent with Government Code Section 65583.2, Subsection (h).

(2) Off-Street Parking Standards

- **Residential Uses.** Minimum off-street parking requirements for multi-family dwellings on Housing Element sites are provided in Table 13-83.58-A. Minimum Off-Street Parking Requirements.
- **Non-Residential Uses.** Minimum off-street parking requirements for those permitted non-residential uses on Housing Element sites shall be subject to CMMC Title 13, Chapter VI (Off-Street Parking Standards).

Table 13-83.58-A. Off-Street Parking Standards for Residential Uses

TABLE 13-83.58-A. OFF-STREET PARKING STANDARDS		
Dwelling Unit Type	**Minimum Off-Street Parking Requirement**	**Minimum Off-Street Guest Parking Requirement**
Studio or 1-bedroom unit	No minimum	No minimum
2 or more bedrooms per unit	No minimum	No Minimum

(3) Development Standards

- Minimum and maximum requirements for building height, non-residential intensity, setbacks, lot coverage, and open space are provided in Table 13-83.58-B. Development Standards.

Table 13-83.58-B. Development Standards.

TABLE 13-83.58-B. DEVELOPMENT STANDARDS			
RESIDENTIAL DENSITY AND BUILDING HEIGHT STANDARDS			**ADDITIONAL PROVISIONS**
Min. Residential Density[1]	Max. Residential Density[2]	Max. Building Height	
20 du/ac	40 du/ac	60 ft.	
	50 du/ac		
	60 du/ac	72 ft.	
	90 du/ac	108 ft.	Or an applicable Specific Plan, whichever is higher

NON-RESIDENTIAL INTENSITY STANDARDS		**ADDITIONAL PROVISIONS**
Min. FAR	None	
Max. FAR	1.0	

SETBACK STANDARDS[3]		**ADDITIONAL PROVISIONS**
Front or side abutting a public street	Min. 10 ft. and max. 20 ft.	
Side or rear abutting alley	0 ft.	
Side or rear abutting:		
• Residential zone	20 ft.	
• Industrial use		
Side or rear abutting bluff crest	10 ft.	Section 13-34 (Bluff-Top Development) of Chapter V of Title 13 of the Costa Mesa Municipal Code

LOT STANDARDS		**ADDITIONAL PROVISIONS**
Min. lot size	None	
Max. lot coverage	90%	

OPEN SPACE STANDARDS		**ADDITIONAL PROVISIONS**
Usable common residential open space[4]	Total area equivalent to min. 30% of lot	Or as provided in an applicable Specific Plan
Usable private open space[5]	Min. 100 sq. ft./unit provided on the ground floor for dwelling units located on the ground floor, and min. 50 sq. ft./unit provided for dwelling units located above the ground floor	Or as provided in an applicable Specific Plan

Table 13-83.58-B. Development Standards.

TABLE 13-83.58-B. DEVELOPMENT STANDARDS		
RESIDENTIAL DENSITY AND BUILDING HEIGHT STANDARDS		**ADDITIONAL PROVISIONS**
Publicly accessible open space	Total area equivalent to min. 5% of commercial gross floor area for developments with a commercial gross floor area greater than 100,000 sq. ft.	

1 Based on the currently adopted Housing Element Sites Inventory.
2 Only applicable to Lower-Income Housing Element Sites and inclusive of Accessory Dwelling Units.
3 Minimum setbacks shall apply to all portions of a building or structure. Maximum setbacks along public streets shall only apply to a building or structure's ground floor, with exceptions for driveways, walkways, and open space.
4 All or a portion of the required usable common residential open space may be substituted by publicly accessible open space.
5 All or a portion of the required usable private open space may be substituted by usable common residential and/or publicly accessible open space.

(4) Objective Design Standards forthcoming.

- The City intends to prepare and adopt design standards to further guide the physical form and character of development on the rezoned sites. Until such standards are adopted, projects shall be subject only to the objective development standards contained in this Section. Upon adoption, the objective design standards shall apply to all projects subject to this Section and shall serve as the sole design criteria for ministerial review, consistent with Government Code Sections 65583.2 and 65589.5.

(i) Replacement of Protected Units

(1) **Demolition or Conversion of Protected Units.** Any project that involves the demolition or conversion of Protected Units, or that is located on a site where Protected Units were demolished or converted within the previous five years, shall comply with all applicable replacement housing, tenant protection, and right-of-return requirements under State Density Bonus Law, including Government Code Section 65915, Subsection (c)(3), and any successor statutes.

Article 1
Residential Districts

§ 13-84. Purpose.

The purpose of this article is to establish parking requirements for the residential zones. The provisions of this article shall apply to the R1, R2-MD, R2-HD and R3 zones, and to the residential portions of the planned development and Institutional and Recreational zones. Exception: These parking standards do not apply to high-rise residential developments in the North Costa Mesa Specific Plan; see the specific plan for applicable parking rates.

(Ord. No. 97-11, § 2, 5-5-97; Ord. No. 07-2, § 1k., 2-6-07)

§ 13-85. Parking required.

In the residential districts, the following minimum off-street parking spaces shall be provided. The parking spaces shall provide safe and adequate ingress and egress and shall be maintained in connection with the building or structure and use of land.

(a) ***R1 zone and small-lot single-family common interest developments (excluding townhouses).*** Off-street parking in the form of a garage and open parking shall be provided as follows:

TABLE 13-85(A)
OFF-STREET PARKING STANDARDS FOR SINGLE-FAMILY DETACHED RESIDENCES IN R1 ZONE AND SMALL-LOT, DETACHED, RESIDENTIAL COMMON INTEREST DEVELOPMENTS

Single-Family Detached Residence with 4 Bedrooms or Fewer		
Garage Parking Spaces	**Open Parking Spaces[1]**	**Total Parking Spaces**
2	Lots without garage access from alley: 2	4
	Lots with garage access from alley: 1	3
Single-Family Detached Residence with 5 Bedrooms or More[2]		
New Construction		
Garage Parking Spaces[2]	**Open Parking Spaces[1,2]**	**Total Parking Spaces**
3	Lots without garage access from alley: 2	5
	Lots with garage access from alley: 1	4
Detached Common Interest Developments Up to 2 bedrooms		
2	1	3
Detached Common Interest Developments with 3 bedrooms or more		
2	2	4

1 In R1 zones, required open parking may be provided in a garage or on a minimum 19-foot long, individual driveway leading to a garage. In common interest developments, required open parking may be provided on an

individual unit's driveway or within the common area. Open parking provided as tandem spaces is subject to approval of a minor conditional use permit.

2 For single-family detached residences with five bedrooms or more, tandem parking of up to two standard vehicles is permitted in the garage as it relates to new construction. Tandem garage parking for single-family detached residences shall exclusively consist of two standard parking spaces.

(1) Required garage dimensions. Each garage space shall have interior dimensions that are a minimum 10 feet wide by 20 feet long, unobstructed inside measurements. Each residence shall have no more than 700 square feet of garage area unless authorized by a minor conditional use permit.

(2) With approval of a minor modification, the planning division may allow the retention of an existing driveway access from a street to satisfy open parking requirements, at such time that garage access is proposed from an abutting alley.

(b) ***R2-MD, R2-HD, R3, PDR-LD, PDR-MD, PDR-HD, PDR-NCM and residential components of developments in the PDC and PDI zones.*** At the time of the construction of any building and/or when a structure is enlarged or increased by adding a bedroom(s), required parking shall be provided per Table 13-85. Exceptions:

(1) For lots that are zoned multiple-family residential and contain only one single-family detached residence, the parking requirements in Table 13-85(a) shall be applied.

(2) For individual lots in common-interest developments that contain only one single-family detached residence (excluding townhouses), the parking requirements in Table 13-85(a) shall be applied.

(c) ***Reduction of required parking prohibited.*** A property owner or property manager shall make available to tenants and guests the parking required by this subsection. No property owner or property manager shall lease, rent, sell, or otherwise make unavailable to residents and guests required parking. Furthermore, the rental of a dwelling unit shall be deemed to include the exclusive use of at least one covered parking space and equal access to the required open spaces reserved for residents.

(d) Parking for accessory dwelling units and junior accessory dwelling units shall be provided per the requirements of section 13-35.

TABLE 13-85 RESIDENTIAL PARKING STANDARDS			
Unit Size	Minimum Off-Street Parking Requirement [1, 2, 3, 4]		Minimum Off-Street Guest parking Requirement [5,6]
STUDIO OR 1 BEDROOM	1		0.25
2 BEDROOMS OR MORE	2		0.25

1 If covered parking for apartments is provided in a parking structure and there is more than one parking space in any parking structure, then there shall be no solid walls constructed to separate individual parking spaces.

2 If open tenant parking spaces are provided in a project, spaces shall be distributed throughout the project at convenient locations and shall be screened from view from any public right-of-way.

3 For projects with individual driveways that are at least 19 feet long and lead to a garage space(s) or a carport space(s), the driveway area may be used for satisfying tenant parking requirements.

4 Parking can be reduced by 0.25 space per unit for two bedroom and larger units if parking is provided within either a carport or a parking structure. For purposes of this section, a parking structure shall be defined as: a structure designed and constructed to provide covered automobile parking where parking spaces are located in a common area with no walls or other physical separations between spaces. Open parking requirements may be met by excess covered parking.

5 Guest parking shall be clearly marked and permanently maintained for individuals visiting within the development. Guest parking spaces shall not be allowed on individual driveways except for single family detached, townhomes, or duplexes, where the driveway is leading to a two-car garage.

6 Fractions equal to or above one-quarter (0.25) shall be rounded up.

(Ord. No. 97-11, § 2, 5-5-97; Ord. No. 01-16, §§ 1s.—1u., 6-18-01; Ord. No. 02-4, § 1i, 3-18-02; Ord. No. 03-8, §§ 5—7, 9-2-03; Ord. No. 09-3, § 1c., 5-19-09; Ord. No. 11-10, § 1, 9-20-11; Ord. No. 18-03, § 6, 1-16-18; Ord. No. 21-03, § 5, 3-2-21; Ord. No. 21-20, § 1, 12-7-21)

§ 13-86. Parking required in mixed-use overlay zone.

In the mixed-use overlay zone, residential parking rates are provided in the applicable urban plan.

(Ord. No. 06-9, § 1f., 4-18-06)

§ 13-87. General development standards.

General development standards for parking areas applicable to the residential zones are contained in Article 3, Development Standards, of this chapter.

(Ord. No. 97-11, § 2, 5-5-97)

Article 8
Motels

§ 13-172. Purpose and intent.

The purpose of this article is to establish operational and development standards, and requirements for motels which will ensure the continued availability of transient visitor and automobile tourist lodging within the city and to ensure the continued use of motels in the manner intended to provide such lodging.
(Ord. No. 14-11, § 1, 8-5-14)

§ 13-173. Definitions.

Long-term occupancy shall mean any occupancy in a motel in the city for a period exceeding 30 consecutive days or 30 days within any sixty-consecutive-day period.

Short-term occupancy shall mean any occupancy of a motel in the city for a period that does not fall within the definition of a long-term occupancy.
(Ord. No. 14-11, § 1, 8-5-14)

§ 13-174. Operational and development standards.

The following operational and development standards shall apply to all motels in the city and shall be included in conditions imposed upon the granting of any conditional use permit for such business, unless specifically modified by the conditional use permit:

(a) No property owner, motel operator or manager shall rent a room for a period that exceeds 30 consecutive days or 30 days within any sixty (6) consecutive day period, unless the property owner or motel operator has obtained a conditional use permit authorizing long-term occupancies pursuant to section 13-175.3.

(b) On-site management shall be available 24 hours a day.

(c) Each guest room shall be provided regularly-scheduled maid and housekeeping services. Such services shall be provided at least once every three days during any consecutive occupancy and at least once between each occupancy.

(d) In-room telephone service for emergency response purposes shall be provided in all guest rooms of the motel.

(e) Persons responsible for the renting of a room in any motel shall provide their name and permanent address, as verified by presentation of a valid driver's license or other valid identification, and the license number, state of license, make, model and year of any vehicle parked on-site or off-site. The registration information shall also include the dates of occupancy, length of stay and room rate. Such information shall be maintained for at least one year past the last day of stay of the guest.

(f) No room, suite or bed shall be assigned or rented more than once within any 24 hour period.

(g) The property owner/motel operator shall comply with the provisions of Chapter IV of Title 16 of the Costa Mesa Municipal Code pertaining to the operator's responsibility for the collection of transient occupancy tax.

(h) The business shall be conducted, at all times, in a manner that will allow the safe and quiet enjoyment of the surrounding neighborhood which includes, but is not limited to, security and operational measures to comply with this requirement.

(Ord. No. 14-11, § 1, 8-5-14)

§ 13-175. Application to existing businesses.

The requirements of this chapter, specifically including the long-term occupancy restrictions in section 13-174(a), shall apply to all motels in the city, whether it is new or was in existence prior to the effective date of this ordinance.

(Ord. No. 14-11, § 1, 8-5-14)

§ 13-175.1. Application to existing tenants.

(a) Nothing in this chapter shall require an existing tenant of a long-term occupancy, established prior to the effective date of this chapter, to move out of a unit they are already occupying. Those pre-existing long-term occupancies may continue pursuant to the terms of the existing lease or agreement, until that tenancy terminates by its own terms under the law.

(b) Whenever a long-term occupancy terminates, for whatever reason, the property owner/motel operator shall not re-lease that unit for a new long-term occupancy, except to the degree the motel will be in compliance with the requirements of this chapter.

(Ord. No. 14-11, § 1, 8-5-14)

§ 13-175.2. Procedure for compliance.

(a) Within 30 days of the effective date of this ordinance, the city shall notify the owners and operators of each motel in the city of the ordinance's adoption. The city shall send a copy of the ordinance, a "longterm occupancy form," and a schedule for compliance via certified return receipt mail. If a notice is returned, the city shall send the notice via standard U.S. mail.

(b) Within 30 days of the mailing of the notice in section 13-175.2(a), the property owner/motel operator shall submit a fully completed "long-term occupancy form" to the city that provides the total number of rooms used as long-term occupancies during the preceding 60 days; identify the long-term occupant by a valid driver's license or other valid identification; the make, year, and model of any vehicle parked on-site or off-site; and any other information to demonstrate compliance with the ordinance. If a property owner/motel operator fails to submit the long-term occupancy form, in addition to taking any other action authorized by law, the city shall estimate the total number of rooms used as long-term occupancies at zero.

(Ord. No. 14-11, § 1, 8-5-14)

§ 13-175.3. Conditional use permit for long-term occupancies.

A property owner/motel operator may apply for a conditional use permit authorizing the facility to exceed the long-term occupancy limits in section 13-174(a), subject to restrictions of the issuing authority. In order to be granted a conditional use permit under this section, the property owner/motel operator must demonstrate compliance with, and the city shall make a finding that, each of the following standards have been met:

(a) The motel must have a minimum of at least 75 rooms.

(b) Fireproof safety deposit boxes must be available to all occupants of the motel.

(c) Each guest room shall be provided regularly-scheduled maid, mail and housekeeping services. Such services shall be provided at least once every three days during any consecutive occupancy and at least once between each occupancy.

(d) Each room shall be a minimum of 375 square feet.

(e) The motel shall maintain on-site laundry services, available for use by guests.

(f) The proposed use is compatible with the surrounding neighborhood, uses, zoning and general plan.

(g) Each guest room shall have a fully equipped kitchen with an area for the preparation of food, and include the following: sink, cook top, oven and/or microwave oven, and refrigerator.

(Ord. No. 14-11, § 1, 8-5-14)

§ 13-175.4. Termination of tenancy.

(a) The provisions of this article shall not be used to terminate a tenancy in violation of the requirements of California Civil Code section 1940 et seq.

(b) When the conversion of motel to another use is proposed, the applicant shall comply with all applicable State and Federal laws related to the displacement and relocation of long-term occupants.

(Ord. No. 14-11, § 1, 8-5-14)

Title 13, Chapter IX, Article 15
Reasonable Accommodations

§ 13-200.60 Purpose.

It is the city's policy to provide reasonable accommodation in accordance with federal and state fair housing laws (42 USC § 3600 et seq., and Government Code § 12900 et seq.) for persons with disabilities seeking fair access to housing in the application of the city's zoning laws. The term "disability" as used in this article shall have the same meaning as the terms "disability" and "handicapped" as defined in the federal and state fair housing laws. The purpose of this article is to establish the procedure by which a person may request reasonable accommodation, and how the request is to be processed.

§ 13-200.61 Applicability.

Any person seeking approval to construct and/or modify residential housing for person(s) with disabilities, and/or operate a residential care facility, group home, or referral facility, which will substantially serve persons with disabilities may apply for a reasonable accommodation to obtain relief from a Zoning Code provision, regulation, policy, or condition which causes a barrier to equal opportunity for housing.

§ 13-200.62 Reasonable Accommodations – Procedure.

(a) *Application required.* An application for a reasonable accommodation shall be filed and processed with the Planning Division. The application shall include the following information and be subject to the determinant factors required by this section.

(b) *Submittal requirements.* The application shall be made in writing, and shall include the following information:

(1) The zoning code provision, regulation, policy, or condition from which accommodation is being requested;

(2) The basis for the claim that the individuals are considered disabled under state or federal law, and why the accommodation is necessary to provide equal opportunity for housing and to make the specific housing available to the individuals;

(3) Any other information that the director reasonably determines is necessary for evaluating the request for reasonable accommodation;

(4) Documentation that the applicant is: (a) an individual with a disability; (b) applying on behalf of one or more individuals with a disability; or (c) a developer or provider of housing for one or more individuals with a disability;

(5) The specific exception or modification to the zoning code provision, policy, or practices requested by the applicant;

(6) Documentation that the specific exception or modification requested by the applicant is necessary to provide one or more individuals with a disability an equal opportunity to use and enjoy the residence;

(7) Any other information that is reasonably necessary to determine whether the grounds for reasonable accommodation identified in subsection (e) of this section and the findings in subsection (f) of this section can be made, so long as any request for information regarding the disability of the individuals benefited complies with fair housing law protections and the privacy rights of the individuals affected.

(c) *Fees.* No application fee is required.

(d) *Director action.* Within 60 days of receipt of a completed application, the director shall issue a written determination to approve, conditionally approve, or deny a request for reasonable accommodation, and the modification or revocation thereof in compliance with this chapter. Any appeal to reasonable accommodation request denial or conditional approval shall be heard with, and subject to, the notice, review, approval, and appeal procedures prescribed for any other discretionary permit.

(e) *Grounds for reasonable accommodation.* The following factors shall be considered in determining whether to grant a requested accommodation:

(1) Is the requested accommodation necessary to afford a disabled person an equal opportunity to use and enjoy a dwelling? To determine whether the accommodation is necessary, the director may consider, among other things: The nature of the disability including the special needs created by the disability, the physical attributes and setting of the property and structures, the potential benefit that can be accomplished by the requested accommodation, and alternative accommodations that may provide a comparable level of benefit.

(2) Is the requested accommodation reasonable? A requested accommodation is not reasonable if it would impose an undue financial or administrative burden on the City. It is also not reasonable if it would fundamentally alter a City program, such as the City's zoning scheme.

a. In considering the financial or administrative burden on the City, the director may consider, among other things, the extent to which the City would have to dedicate resources, such as staff time and funds, to grant the request and other requests like it.

b. In considering the potential alteration to a City program, such as the City's zoning scheme, the director may consider, among other things, the degree of deviation from the City's General Plan, if any, the purpose and nature of the particular zoning district, and with nearby uses. The director may also consider whether the requested accommodation would potentially have adverse external impacts on properties in the vicinity.

(f) *Findings.* The written decision to approve, conditionally approve, or deny a request for reasonable accommodation shall be based on the following findings, all of which are required for approval. In making these findings, the director may approve alternative reasonable accommodations which provide an equivalent level of benefit to the applicant.

(1) The requested accommodation is requested by or on the behalf of one or more individuals with a disability protected under the fair housing laws.

(2) The requested accommodation is necessary to provide one or more individuals with a disability an equal opportunity to use and enjoy a dwelling.

(3) The requested accommodation will not impose an undue financial or administrative burden on the city, as "undue financial or administrative burden" is defined in fair housing laws and interpretive case law. The determination of whether an accommodation poses an undue financial and administrative burden or whether a modification poses an undue financial and administrative burden must be made on a case-by-case basis and must consider various factors including:

a. The cost of the requested accommodation or the cost of a requested modification if the City is being requested to pay for the modification;

b. The financial resources of the person or persons who have a duty to provide the accommodation or the financial resources of the City if it is obligated to pay for the modification;

c. The benefits that a proposed alternative accommodation or modification would provide to the individual with a disability;

d. The availability of alternative accommodations or modifications that would effectively meet the disability-related needs of the individual with a disability;

(4) The requested accommodation demonstrates scale and intensity of use comparable to adjacent and nearby uses.

(5) The requested accommodation will not, under the specific facts of the case, result in a direct threat to the health or safety of other individuals or substantial physical damage to the property of others. The assessment of whether the specific accommodation in question poses a direct threat to the health or safety of others or would cause substantial physical damage to the property of others must be based on objective evidence, and not unsubstantiated inferences. The evidence must be sufficiently recent as to be credible. The assessment must consider:

a. The nature, duration, and severity of the risk of a direct threat to the health and safety of others or of substantial physical damage to the property of others;

b. The likelihood that a direct threat to the health or safety of others or substantial physical damage to the property of others will actually occur; and

c. Whether there are any additional or alternative reasonable accommodations that will eliminate the direct threat to the health or safety of others or substantial physical damage to the property of others.

(6) If economic viability is raised by the applicant as part of the applicant's showing that the requested accommodation is necessary, then a finding that the requested accommodation is necessary to make facilities of a similar nature or operation economically viable in light of the particularities of the relevant market and market participants generally, not just for that particular applicant.

(7) The requested accommodation will not result in a fundamental alteration in the nature of the City's zoning program.

(g) The City may consider, but is not limited to, the following factors in determining whether the requested accommodation would require a fundamental alteration in the nature of the City's zoning program:

(1) Whether the requested accommodation would fundamentally alter the character of the neighborhood.

(2) Whether the accommodation would result in a substantial increase in traffic or insufficient parking.

(3) Whether granting the requested accommodation would substantially undermine any express purpose of either the City's general plan or an applicable specific plan.

(4) Whether the requested accommodation would create an institutionalized environment due to the number of and distance between facilities that are similar in nature or operation.

(5) Any other factors that would cause a fundamental alteration in the city's zoning program, as may be defined in the Fair Housing Law.

§ 13-200.63 Severability.

Should any section, subsection, clause, or provision of this article for any reason be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of this article; it being hereby expressly declared that this article, and each section, subsection, sentence, clause and phrase hereof would have been prepared, proposed, approved and ratified irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid or unconstitutional. This article shall be prospective in application from its effective date.

Article 18
Emergency Shelters

§ 13-200.79. Purpose and intent.

The purpose of this article is to establish operational and development standards for emergency shelters to ensure that these uses are operated to address the homeless' needs and consistent with the requirements of sections 65582, 65583, and 65589.5 of the Government Code relating to local planning.

Development standards. The following development and operational standards shall apply to establishment of emergency shelters as defined by the Zoning Code; provided, however, that operational standards (1), (2), (4), (8), (10) and (13) shall not apply to emergency shelters owned, controlled and/or operated by the City of Costa Mesa.

(1) The maximum length of stay shall not exceed 120 days in a 365-day period.

(2) Each emergency shelter may have a maximum of 30 beds.

(3) Off-site parking shall be provided at a parking rate of one parking space per employee during the largest shift, provided that the amount of parking required does not exceed the amount of parking required for any other residential or non-residential uses within the same zone.

(4) Stays at an emergency shelter facility shall be limited to the hours of 5:00 p.m. and 8:00 a.m. the following day. Each emergency shelter shall provide an interior and exterior waiting area adequate to accommodate waiting clients and to prevent queuing into the public right-of- way. An exterior waiting area shall be physically separated and visually screened from the public right-of-way.

(5) The emergency shelter facility shall provide an on-site resident manager on site at all times.

(6) A minimum distance of 300 feet shall be maintained from another emergency shelter. The distance of separation shall be measured in a straight line between the property lines of each use without regard to intervening structures or objects.

(7) The shelter operator shall provide minimum exterior lighting in compliance with the city's security requirements.

(8) The shelter operator shall patrol a half-mile radius surrounding the shelter site during hours that the shelter is in operation to ensure that shelter clients and homeless individuals who have been denied access are not congregating in the neighborhood.

(9) An operations plan shall be submitted for review and approval by the development services director and police chief prior to operation of the emergency shelter. The plan shall include minimum provisions related to on-site security and safety, staff training, loitering control, client eligibility, counseling services, and indoor and outdoor management of the facility.

(10) No emergency shelter in the MP Industrial Park zone that is also located in an area subject to the jurisdiction of the airport land use commission shall commence operation until the commission either approves the action or permit pursuant to the procedures set forth in Public Utilities Code section 21676(b) or, if denied, the city overrules the commission's decision.

(Ord. No. 13-1, § 2C., 3-19-13; Ord. No. 19-15, § 2, 9-17-19)

Article 3

Transportation System Management

§ 13-271 Purpose.

The purpose of this article is to set forth the provisions for assuring an adequate transportation system in conjunction with new development.
(Ord. No. 97-11, § 2, 5-5-97)

§ 13-272 Definitions.

For the purpose of this article, the following definitions shall apply:

Development project. This article applies to the following development project approvals: general plan amendments, specific plans, master plans, rezones, development reviews, variances, use permits, major modifications, minor modifications and development agreements, unless otherwise exempted by section 13-276, Exemptions.

Intersection. The general area where two or more roadways join or cross.

Measurable traffic. A volume of traffic which will result in a 0.01 or greater increase in the peak period volume to capacity ratio at any given signalized intersection.

Potentially deficient intersection. An intersection identified in the general plan for which the standard level of service may not be feasible upon general plan buildout. The intersection volume to capacity ratios identified in the general plan shall not be exceeded for these intersections.

Pro rata. A proportionate share based on a development project's impacts.

Standard level of service. The standard level of service shall be level of service "D" or better (0.90 or less volume to capacity ratio) for all signalized arterial intersections within the city during peak hours Monday through Friday with the exception of those intersections identified as potentially deficient in the general plan. Levels of service shall be defined and computed using the Intersection Capacity Utilization (ICU) methodology.

Transportation demand management program. A series of required and/or voluntary actions which reduce the vehicle trip generation rate of a specific use or uses of land.
(Ord. No. 97-11, § 2, 5-5-97)

§ 13-273 Comprehensive transportation system improvement program.

(a) Purpose. The comprehensive transportation system improvement program shall be adopted by resolution of the city council which addresses the cumulative impacts of development in a defined impact area. This program shall mandate circulation improvements, including freeway improvements, to ensure that the master plan of highways is constructed and that the standard level of service is achieved and will be maintained at all intersections in the defined impact area in accordance with the general plan. For those intersections identified as potentially deficient, the program shall identify the maximum improvements feasible in accordance with the general plan. The program shall address the funding, construction and maintenance of transportation facilities to implement the master plan of highways. The program shall be updated on an annual basis.

(b) Relationship to development fee program. The comprehensive transportation system improvement program shall be utilized to determine the pro rata share of the cost of necessary improvements attributable to development projects as described in section 13-274, Development fee program.

(c) Development phasing and performance monitoring report. Each year the city shall prepare a development phasing and performance monitoring report which shall be used to update the comprehensive transportation system improvement program.

(d) Interim approval procedure. Until such time as this program is adopted, development projects not exempted pursuant to section 13-276, Exemptions, may be approved if the city adopts findings that the development projects are consistent with the provisions of this article. (Ord. No. 97-11, § 2, 5-5-97)

§ 13-274 Development fee program.

(a) Establishment of development impact fee program. A development impact fee program shall be established by resolution of the city council based on the comprehensive transportation system improvement program. The program shall set forth the basis for the fee as required by State Government Code section 66001. The program shall establish guidelines for payment, accounting, and refund of the fees collected as required by State Government Code Sections 66001, 66006 and 66007.

(b) Updates of fee. On an annual basis, the city council shall review this fee program, as required by State Government Code section 66002, to determine whether the fee amounts are reasonably related to the impacts of development projects and whether the described public facilities are still needed.

(c) Limited use of fees. The revenues raised by payment through this fee program shall be placed in a separate and special account and such revenues, along with any interest earnings on that account, shall be used solely to:

(1) Pay for the city's future construction of facilities or to reimburse the city for those facilities, described or listed in the program, constructed by the city with funds advanced by the city from other sources; or

(2) Reimburse developers who have been required or permitted to install such listed facilities to the extent the actual cost of the facilities installed by the developer exceeds the impact fee obligation of the development project.

(d) Developer construction of public facilities. Whenever the conditions of approval of a development project require direct construction of a public transportation facility (see section 13-275(c), Development project review procedures) described or listed in the comprehensive transportation system improvement program, a credit or reimbursement, as applicable, shall be given against the development impact fee, which would have been charged to the development project under the program, for actual construction costs incurred by the developer. The reimbursement and/or credit amount shall not include any improvements the city can require from the development project under the Subdivision Map Act, or the portion of the improvement deemed to be an on-site improvement that is not included in the comprehensive transportation system improvement program.

(e) Fee adjustments. A developer of any development project subject to the fee program provided in this article may apply to the city council for:

(1) A waiver of the fee, or portion of the fee, based upon adequate documentation of the absence of any reasonable relationship or nexus between the circulation impacts of that development project and either the amount of the fee charged or the type of facilities to be financed; or

(2) A reduction of the fee based upon the implementation of a transportation demand management program, as described in section 13-275(d), Development project review procedures.

(3) The application for a fee waiver shall be made in writing and filed with the city clerk not later than:

a. 10 days prior to the public hearing on the development permit application for the project; or

b. If no development permit is required, at the time of the filing of the request for a building permit.

(4) The application shall state in detail the factual basis for the claim of waiver. The city council shall consider the application at the public hearing on the permit application held within 60 days after the filing of the application. The decision of the city council shall be final. If a waiver is granted, any change in use or increase in building intensity within the development project shall invalidate the waiver of the fee, and the developer shall be obligated to pay the full amount of the fee attributed to the development project, including the change in use or increase in intensity, as provided by this article.

(f) Fee refunds. A refund shall be made when a building permit expires and no extensions have been granted for a development project for which the funds have been collected and the development project has not been constructed.

(g) Fees for phased development projects. Where there is a requirement imposed upon a phased development project pursuant to this article for the payment of traffic impact fees into a comprehensive transportation system improvement program, such fees may be payable on a pro rata basis as each phase of the project is completed, in conjunction with the improvements accomplished.
(Ord. No. 97-11, § 2, 5-5-97)

§ 13-275 Development project review procedures.

(a) Traffic study required. A traffic impact study shall be required for all development projects estimated by the public services director to generate 100 or more vehicle trip ends during a peak hour. Traffic studies may also be required for smaller projects at the discretion of the public services director. The cost of the study shall be paid for by the developer. The study area and number of intersections to be analyzed shall be determined by the public services director and the study area shall be reasonably related to the estimated impacts attributed to the development project. The traffic study shall also identify mitigation measures that are reasonably related to the development project's traffic impacts.

(b) Mitigation measures. Mitigation measures for development projects shall consist of either payment of a development impact fee and/or construction of circulation improvements. The necessary circulation improvements may be designed and constructed by the developer as determined by the city. These mitigation measures shall be incorporated as conditions of the development project's approval. Table 13-275 indicates the criteria for either requiring payment of a development impact fee and/or construction of circulation improvements.

(c) Approval criteria. A development project may be approved if as a condition of approval it is required to construct a circulation improvement and/or pay a development impact fee, as shown in Table 13-275, and if a finding is made that the development project's impacts will be mitigated at all affected intersections within three years of issuance of the first building permit for the development project, as described in subsection (b), unless additional right-of-way or coordination with other government agencies is required to complete the improvement. If right-of-way acquisition or coordination with other governmental agencies delays the improvement construction, appropriate measures shall be taken to ensure that the improvement construction occurs in a timely manner. Circulation improvements may be required sooner if, because of extraordinary traffic generation characteristics of the development project or extraordinary impacts to the surrounding circulation system, the circulation improvements are necessary to prevent significant adverse impacts. For phased development projects, the construction of circulation improvements may be phased as well based upon the findings of the traffic study.

When a development project affects a potentially deficient intersection, the development project's impacts shall be mitigated such that the intersection volume to capacity ratios identified in the general plan shall not be exceeded.

(d) Transportation demand management program. Where a transportation demand management program is used to reduce vehicle trips related to a development project, the program shall comply with the following:

(1) A conditional use permit for the development project and program must be approved by the planning commission consistent with the requirements of subsection (c). An annual report shall be prepared for the city at the expense of the property owner, to show whether the vehicle trip reduction identified in the program has been achieved and maintained.

(2) If the annual report demonstrates that the vehicle trip reductions identified in the program have not occurred, the conditional use permit shall be reevaluated and additional conditions imposed by the planning commission in order to meet the requirements of this article.

(3) The traffic impact development fees required under this article shall be based on the trip generation forecast without consideration of estimated reductions associated with a transportation demand management program. An application for a fee reimbursement may be approved by the city council pursuant to section 13-274(e), Development fee program, based upon documentation of average annual trip reduction over a three-year period as reported in the annual monitoring report referenced in section 13-273(c), Comprehensive transportation system improvement program.

(e) Change of use. Each development project approved under this article shall be reevaluated by the public services director when any change in use occurs which may increase the project's traffic generation. The purpose of this reevaluation is to assure that traffic capacity is available in the transportation system. Any increase in traffic generation by the change of use shall be subject to review by the appropriate reviewing authority who may impose additional conditions on the development project for the mitigation of the increased traffic generation.

TABLE 13-275 DEVELOPMENT IMPACT CRITERIA				
PROJECT DEVELOPMENT SIZE	**INTERSECTION CONDITION**	**ICU INCREASE[1]**	**MITIGATION MEASURE(S)**	**INTENT OF MITIGATION MEASURE(S)**
Projects generating less than 100 peak hour trip ends	Adequate (Standard Level of Service or better) OR Deficient (exceeds Standard Level of Service)	Less than 1%	Payment of impact fee	Contribute to implementation of the Comprehensive Transportation System Improvement Program
		1% or greater		
Projects generating 100 or more peak hour trip ends	Adequate (Standard Level of Service or better) OR Deficient (exceeds Standard Level of Service)	Less than 1%	Payment of impact fee	Contribute to implementation of the Comprehensive Transportation System Improvement Program
		1% or greater	Payment of impact fee and improvement construction by developer under conditions listed in footnote #2	Contribute to implementation of the Comprehensive Transportation System Improvement Program and mitigate development project's impacts

1 ICU = Intersection Capacity Utilization

2 When the project contributes 50% or more of the incremental impact at the intersection and all of the improvements identified in the general plan at the subject location are required as mitigation. If all of the improvements identified in the general plan are not required as mitigation, then only the improvements determined necessary by the public services director shall be constructed by the developer.
(Ord. No. 97-11, § 2, 5-5-97)

§ 13-276 Exemptions.

(a) Exempt development projects. Projects which fall within any of the categories listed below shall be exempt from the provisions of this article:

(1) Any residential construction that does not increase the number of permanent housing units on the lot where the construction takes place, such as remodeling or rebuilding an existing house or units. Second units are also exempt.

(2) Any industrial or commercial construction that neither increases the footprint nor square footage or changes the use on the lot where the construction takes place, such as remodeling or rebuilding an existing structure, and does not increase peak hour trip generation.

(3) Public benefit facilities limited to public libraries, public administration facilities, public parks, public utilities, schools and related facilities.

(4) Facilities serving the health and safety of the public, limited to hospitals, police, fire and safety facilities.
(Ord. No. 11-10, § 1, 9-20-11)

Title 13, Chapter XV,
Group Homes

§ 13-310Purpose.

This chapter is intended to preserve the residential character of single-family residential neighborhoods and to further the purposes of the FEHA, the FHAA and the Lanterman Act by, among other things: (1) ensuring that group homes are actually entitled to the special accommodation and/or additional accommodation provided under the Costa Mesa Municipal Code and not simply skirting the city's boarding house regulations; (2) limiting the secondary impacts of group homes by reducing noise and traffic, preserving safety and providing adequate on street parking; (3) providing an accommodation for the handicapped that is reasonable and actually bears some resemblance to the opportunities afforded non-handicapped individuals to use and enjoy a dwelling unit in a single-family neighborhood; and (4) to provide comfortable living environments that will enhance the opportunity for the handicapped and for recovering addicts to be successful in their programs.

§ 13-311 Special use permit required.

(a) A group home that may otherwise be considered an unpermitted use may locate in an R1 zone with a special use permit provided:

(1) An application for a group home is submitted to the director by the owner/operator of the group home. The application shall provide the following:

i. The name, address, phone number and driver's license number of the owner/operator;

ii. If the applicant and/or operator is a partnership, corporation, firm or association, then the applicant/operator shall provide the additional names and addresses as follows and such persons shall also sign the application:

a. Every general partner of the partnership,

b. Every owner with a controlling interest in the corporation,

c. The person designated by the officers of a corporation as set forth in a resolution of the corporation that is to be designated as the permit holder;

iii. The license and permit history of the applicant(s), including whether such applicant(s), in previously operating a similar use in this or another city, county or state under license and/or permit, has had such license and/or permit revoked or suspended, and the reason therefor;

iv. The name, address, phone number and driver's license number of the house manager;

v. A copy of the group home rules and regulations;

vi. Written intake procedures;

vii. The relapse policy;

viii. An affirmation by the owner/operator that only residents (other than the house manager) who are handicapped as defined by state and federal law shall reside at the group home;

ix. Blank copies of all forms that all residents and potential residents are required to complete; and

x. A fee for the cost of processing of the application as set by resolution of the city council.

No person shall open a group home with an operator or begin employment with a group home until this information has been provided and such persons shall be responsible for updating any of this information to keep it current.

(2) The group home has six or fewer occupants, not counting a house manager, but in no event shall have more than seven occupants. If the dwelling unit has an accessory dwelling unit, occupants of both units will be combined to determine whether or not the limit of six occupants has been exceeded.

(3) The group home shall not be located in an accessory dwelling unit unless the primary dwelling unit is used for the same purpose.

(4) The group home has a house manager who resides at the group home or any multiple of persons acting as a house manager who are present at the group home on a 24 hour basis and who are responsible for the day-to-day operation of the group home.

(5) All garage and driveway spaces associated with the dwelling unit shall, at all times, be available for the parking of vehicles.

(6) Occupants must not require and operators must not provide "care and supervision" as those terms are defined by Health and Safety Code section 1503.5 and section 80001(c)(3) of Title 22, California Code of Regulations.

(7) Integral group home facilities are not permitted. Applicants shall declare, under penalty of perjury, that the group home does not operate as an integral use/facility.

(8) If the group home operator is not the property owner, written approval from the property owner to operate a group home at the property.

(9) The property must be fully in compliance with all building codes, municipal code and zoning.

(10) At least 48 hours prior to an occupant's eviction from or involuntary termination of residency in a group home, the operator thereof shall:

i. Notify the person designated as the occupant's emergency contact or contact of record that the occupant will no longer be a resident at the home;

ii. Contact the Orange County Health Care Agency OC Links Referral Line and/or another entity designated by the City to determine the services available to the occupant, including, but not limited to, alcohol and drug inpatient and outpatient treatment;

iii. Notify the city's Network for Homeless Solutions that an occupant is no longer a resident at the home, and determine the services available therefrom;

iv. Provide the information obtained from paragraphs ii and iii of this subsection (a)(10) and any other treatment provider or service to the occupant prior to his or her release on a form provided by the City and obtain the occupant's signed acknowledgement thereon;

v. Provided, however, that if the occupant's behavior results in immediate termination of residency pursuant to rules approved by the City as part of the special use permit for that facility, the operator shall comply with paragraphs i through iv of this subsection (a)(10) as soon as possible.

(11) Prior to an occupant's eviction from or involuntary termination of residency in a group home, the operator thereof shall also:

i. Make available to the occupant transportation to the address listed on the occupant's driver license, state-issued identification card, or the permanent address identified in the occupant's application or referral to the group home;

ii. Provided, however, that should the occupant decline transportation to his or her permanent address or otherwise has no permanent address, then the operator shall make available to the occupant transportation to another group home or residential care facility that has agreed to accept the occupant.

(12) The group home operator shall maintain records for a period of one year following eviction from or involuntary termination of residency of an occupant that document compliance with subsections (a)(10) and (a)(11) of this section; provided, however, that nothing herein shall require an operator of a group home to violate any provision of state or federal law regarding confidentiality of health care information. The group home operator may not satisfy the obligations set forth in subsection (a)(11) of this section by providing remuneration to the occupant for the cost of transportation.

(13) All drivers of vehicles picking up or dropping off persons at a group home shall comply with all applicable provisions of this Code and the Vehicle Code, including, but not limited to, those provisions regulating licensure and parking, standing and stopping.

(14) In addition to the regulations outlined above, the following shall also apply to sober living homes:

i. The sober living home is not located within 650 feet, as measured from the closest property lines, of any other sober living home or a state licensed alcoholism or drug abuse recovery or treatment facility.

ii. All occupants, other than the house manager, must be actively participating in legitimate recovery programs, including, but not limited to, Alcoholics Anonymous or

Narcotics Anonymous and the sober living home must maintain current records of meeting attendance. Under the sober living home's rules and regulations, refusal to actively participate in such a program shall be cause for eviction.

iii. The sober living home's rules and regulations must prohibit the use of any alcohol or any non-prescription drugs at the sober living home or by any recovering addict either on or off site. The sober living home must also have a written policy regarding the possession, use and storage of prescription medications. The facility cannot dispense medications but must make them available to the residents. The possession or use of prescription medications is prohibited except for the person to whom they are prescribed, and in the amounts/dosages prescribed. These rules and regulations shall be posted on site in a common area inside the dwelling unit. Any violation of this rule must be cause for eviction under the sober living home's rules for residency and the violator cannot be re-admitted for at least 90 days. Any second violation of this rule shall result in permanent eviction. Alternatively, the sober living home must have provisions in place to remove the violator from contact with the other residents until the violation is resolved.

iv. The number of occupants subject to the sex offender registration requirements of Penal Code section 290 does not exceed the limit set forth in Penal Code section 3003.5 and does not violate the distance provisions set forth in Penal Code section 3003.

v. The sober living home shall have a written visitation policy that shall preclude any visitors who are under the influence of any drug or alcohol.

vi. The sober living home shall have a good neighbor policy that shall direct occupants to be considerate of neighbors, including refraining from engaging in excessively loud, profane or obnoxious behavior that would unduly interfere with a neighbor's use and enjoyment of their dwelling unit. The good neighbor policy shall establish a written protocol for the house manager/operator to follow when a neighbor complaint is received.

vii. The sober living home shall not provide any of the following services as they are defined by section 10501(a)(6) of Title 9, California Code of Regulations: detoxification; educational counseling; individual or group counseling sessions; and treatment or recovery planning.

(15) An applicant may seek relief from the strict application of this section by submitting an application to the director setting forth specific reasons as to why accommodation over and above this section is necessary under state and federal laws, pursuant to section 13-200.62.

(b) The special use permit shall be issued by the director as a ministerial matter if the applicant is in compliance or has agreed to comply with subsections (a)(1) through (a)(14) of this section. At least 10 days prior to issuing a special use permit, the director shall cause a courtesy written notice to be mailed to the owner of record and occupants of all properties within 100 feet of the location of the group home. The issuance of the special use permit shall be denied upon a determination, and if already issued shall be revoked upon a hearing, by the director if any of the following circumstances exist:

(1) Any owner/operator or staff person has provided materially false or misleading information on the application or omitted any pertinent information;

(2) Any owner/operator or staff person has an employment history in which he or she was terminated during the past two years because of physical assault, sexual harassment, embezzlement or theft; falsifying a drug test; and selling or furnishing illegal drugs or alcohol.

(3) Any owner/operator or staff person has been convicted of or pleaded nolo contendere, within the last seven to 10 years, to any of the following offenses:

i. Any sex offense for which the person is required to register as a sex offender under California Penal Code section 290 (last 10 years);

ii. Arson offenses—Violations of Penal Code Sections 451—455 (last seven years); or

iii. Violent felonies, as defined in Penal Code section 667.5, which involve doing bodily harm to another person (last 10 years).

iv. The unlawful sale or furnishing of any controlled substances (last seven years).

(4) Any owner/operator or staff person is on parole or formal probation supervision on the date of the submittal of the application or at any time thereafter.

(5) The owner/operator accepts residents, other than a house manager, who are not handicapped as defined by the FHAA and FEHA.

(6) A special use permit for a sober living home shall also be denied upon a determination, and if already issued, any transfer shall be denied or revoked, upon a hearing, by the director that any of the following additional circumstances exist:

i. Any owner/operator or staff person of a sober living home is a recovering drug or alcohol abuser and upon the date of application or employment has had less than one full year of sobriety.

ii. The owner/operator of a sober living home fails to immediately take measures to remove any resident who uses alcohol or illegally uses prescription or non-prescription drugs, or who is not actively participating in a legitimate recovery program from contact with all other sober residents.

iii. The sober living home, as measured by the closest property lines, is located within 650 feet of any other sober living home or state licensed alcoholism or drug abuse recovery or treatment facility. If a state-licensed alcoholism or drug abuse recovery or treatment facility moves within 650 feet of an existing sober living home this shall not cause the revocation of the sober living home's permit or be grounds for denying a transfer of such permit.

(7) For any other significant and/or repeated violations of this section and/or any other applicable laws and/or regulations, including, but not limited to, failure to comply with the provisions of subsections (a)(10) through (13).

(8) Revocation shall not apply to any group home, which otherwise would cause it to be in violation of this section, that has obtained a reasonable accommodation pursuant to section 13-200.62.

§ 13-312 Compliance.

(a) All group homes which are subject to this Chapter shall comply with the provisions hereof regardless of when they commenced operations.

§ 13-313 Severability.

Should any section, subsection, clause, or provision of this chapter for any reason be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of this chapter; it being hereby expressly declared that this Ordinance, and each section, subsection, sentence, clause and phrase hereof would have been prepared, proposed, approved and ratified irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid or unconstitutional. This chapter shall be prospective in application from its effective date.

Title 13, Chapter XVI,
Group Homes in the R2-MD, R2-HD and R3 Residential Zones and the PDR-LD, PDR-MD, PDR-HD, PDR-NCM, PDC, and PDI (Planned Development Zones)

§ 13-320 Purpose.

This chapter is intended to preserve the residential character the City of Costa Mesa's residential neighborhoods and to further the purposes of the FEHA, the FHAA and the Lanterman Act by, among other things:

(a) Ensuring that group homes are actually entitled to the special accommodation and/or additional accommodation provided under the Costa Mesa Municipal Code and not simply skirting the city's boarding house regulations;

(b) Limiting the secondary impacts of group homes by reducing noise and traffic, preserving safety and providing adequate off-street parking;

(c) Providing an accommodation for the handicapped that is reasonable and actually bears some resemblance to the opportunities afforded non-handicapped individuals to use and enjoy a dwelling unit in a residential neighborhood; and

(d) To provide comfortable living environments that will enhance the opportunity for the handicapped, including recovering addicts to be successful in their programs.

§ 13-321 Definitions.

Property. For purposes of this chapter, "property" is defined as any single development lot that has been subdivided bearing its own assessor's parcel number or with an approved subdivision map or condominium map.

§ 13-322 Group homes in the R2-MD, R2-HD and R3 residential zones and the PDR-LD, PDR-MD, PDR-HD, PDR-NCM, PDC, and PDI (planned development zones) zones with six or fewer occupants.

(a) A special use permit shall be required for and may be granted to permit the operation of a group home including a sober living home with six or fewer occupants in the R2-MD, R2-HD and R3 residential zones and the PDR-LD, PDR-MD, PDR-HD, PDR-NCM, PDC, and PDI (planned development zones) zones subject to the following requirements:

(1) The application for and operation of the group home complies with subsections (a)(1), (a)(2) and (a)(4) through (a)(14) of section 13-311.

(2) The application includes a live scan of the house manager and/or operator of the group home.

(3) The group home or sober living home is at least 650 feet from any other property, as defined in section 13-321, that contains a group home, sober living home or state-licensed drug and alcohol treatment facility, as measured from the property line.

(b) The development services director may issue, revoke or deny a special use permit for a group home including a sober living home subject to this chapter pursuant to the procedures and requirements of section 13-311.

(c) An applicant may seek relief from the strict application of this section by submitting an application to the director setting forth specific reasons as to why accommodation over and above this section is necessary under state and federal laws, pursuant to section 13-200.62.

§ 13-323 Conditional use permit required for group homes, residential care facilities and drug and alcohol treatment facilities in the R2-MD, R2-HD and R3 residential zones and the PDR-LD, PDR-MD, PDR-HD, PDR-NCM, PDC, and PDI (planned development zones) with seven or more occupants.

A conditional use permit shall be required for and may be granted to allow the operation of a group home, state-licensed residential care facility or state-licensed drug and alcohol treatment facility with seven or more occupants in the R2-MD, R2-HD and R3 residential zones and the PDR-LD, PDR-MD, PDR-HD, PDR-NCM, PDC, and PDI (planned development zones) zones subject to the following conditions:

(a) The requirements of Chapter III, Planning Applications, of this title have been met.

(b) The group home, residential care facility or state-licensed drug and alcohol treatment facility is at least 650 feet from any property, as defined in section 13-321, that contains a group home, sober living home or state-licensed drug and alcohol treatment facility, as measured from the property line, unless the reviewing authority determines that such location will not result in an over-concentration of similar uses.

(c) The applicant obtains an operator's permit as required by Article 23, Chapter 2 of Title 9, except that this requirement shall not apply to any state-licensed residential care facility, state licensed drug and alcohol treatment facility, or group home without an operator.

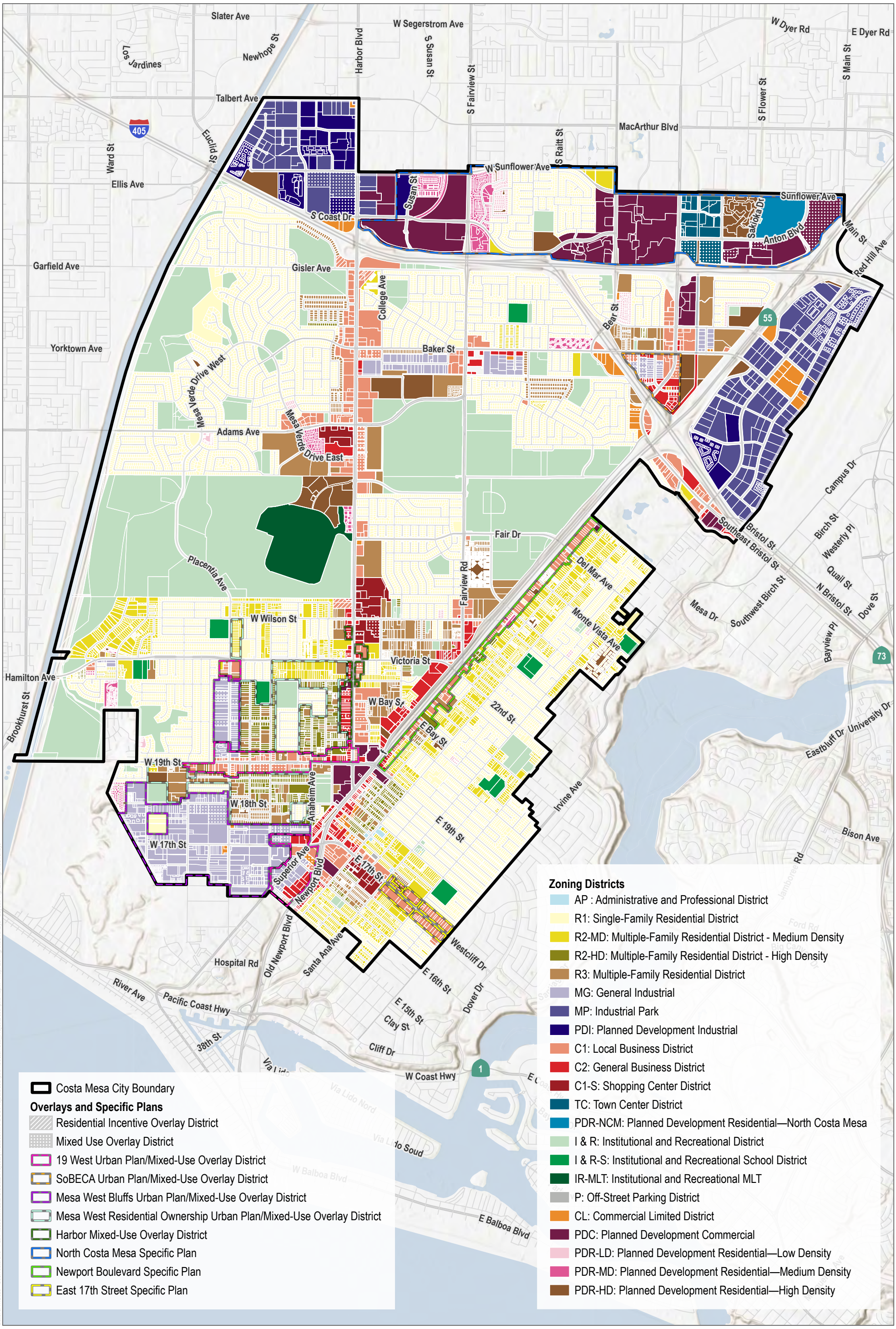
(d) The findings for granting a conditional use permit in accordance with subsection 13-29(g) are met.

§ 13-324 Compliance.

(a) All group homes which are subject to this Chapter shall comply with the provisions hereof regardless of when they commenced operations.

§ 13-325 Severability.

Should any section, subsection, clause, or provision of this chapter for any reason be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of this chapter; it being hereby expressly declared that this chapter, and each section, subsection, sentence, clause and phrase hereof would have been prepared, proposed, approved and ratified irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid or unconstitutional. This chapter shall be prospective in application from its effective date.



SOURCE: City of Costa Mesa, Orange County Sanitation District, Open Street Map

DUDEK

0 0.25 0.5 Miles

FOR DISCUSSION PURPOSES ONLY

Zoning Districts

Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation

ORDINANCE NO. 2026-04

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA CALIFORNIA AMENDING ARTICLE 23 OF TITLE 9 (LICENSES AND BUSINESS REGULATIONS) OF THE COSTA MESA MUNICIPAL CODE FOR CONSISTENCY WITH AMENDMENTS TO CHAPTER XVI OF TITLE 13 (PLANNING ZONING AND DEVELOPMENT)

THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA DOES HEREBY FIND AND DECLARE AS FOLLOWS:

WHEREAS, California Government Code Section 65580 et sec. (State Housing Element Law) requires each city and county to adopt a housing element that identifies and analyzes existing and projected housing needs within their jurisdiction and prepare goals, policies, programs, quantified objectives, and sites to further the development, improvement, and preservation of housing;

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

WHEREAS, on November 29, 2023, the State of California Department of Housing and Community Development issued a letter to the City of Costa Mesa regarding Housing Element program implementation and describing the need for amendments to Costa Mesa Municipal Code Title 9 pertaining to Group Homes;

WHEREAS, the proposed amendment would remove the requirement for group home residents and house managers to only park one vehicle at the dwelling unit or on any street within 500 feet of the dwelling unit as well as removing the requirement for the vehicle to be operable and currently used as the primary form of transportation for a resident in the group home;

WHEREAS, the proposed amendment is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), because it can be seen with certainty that there is no possibility that this amendment will have a significant effect on the environment;

WHEREAS, on March 17, 2026, the City Council held a duly noticed public hearing to consider the amendment to Title 9, with all persons having the opportunity to speak for and against the proposal at the public hearing.

Now, therefore, THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Title 9, Chapter II, Article 23, Group Homes, Section 9-374, Sub-section (b)(2) of the Costa Mesa Municipal Code is hereby amended in its' entirety to read as follows:

"All garage and driveway spaces associated with the dwelling unit shall, at all times, be available for the parking of vehicles."

Section 2. Inconsistencies. Any provision of the Costa Mesa Municipal Code or appendices thereto inconsistent with the provisions of this Ordinance, to the extent of such inconsistencies and no further, is hereby repealed or modified to that extent necessary to affect the provisions of this Ordinance.

Section 3. Severability. If any chapter, article, section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance, or the application thereof to any person, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portion of this Ordinance or its application to other persons. The City Council hereby declares that it would have adopted this Ordinance and each chapter, article, section, subsection, subdivision, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more subsections, subdivisions, sentences, clauses, phrases, or portions of the application thereof to any person, be declared invalid or unconstitutional. No portion of this Ordinance shall supersede any local, State, or Federal law, regulation, or codes dealing with life safety factors.

Section 4. Effective Date. This Ordinance shall take effect thirty (30) days after its final passage.

Section 5. Certification. The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same to be published or posted in the manner required by law

PASSED AND ADOPTED this 7th day of April, 2026.

John Stephens, Mayor

ATTEST:

Brenda Green, City Clerk

APPROVED AS TO FORM:

Kimberly Hall Barlow, City Attorney

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

I, BRENDA GREEN, City Clerk of the City of Costa Mesa, DO HEREBY CERTIFY that the above and foregoing Ordinance No. 2026-04 was duly introduced for first reading at a regular meeting of the City Council held on the 17th day of March 2026, and that thereafter, said Ordinance was duly passed and adopted at a regular meeting of the City Council held on the 7th day of April 2026, by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS: GAMEROS, MARR, REYNOLDS, CHAVEZ, AND STEPHENS.

NOES: COUNCIL MEMBERS: BULEY AND PETTIS.

ABSENT: COUNCIL MEMBERS: NONE.

IN WITNESS WHEREOF, I have hereby set my hand and affixed the seal of the City of Costa Mesa this 7th day of April, 2026.

Brenda Green, City Clerk

EXHIBIT A

Title 9, Chapter II, Article 23, Group Homes

§ 9-370 Definitions.

The definitions set forth in Title 13 of this Code shall apply to the provisions of this article unless otherwise provided for herein.

§ 9-371 Zoning requirements.

In addition to the requirements of this article, all group homes subject to this article shall comply with the requirements set forth in Chapter XVI of Title 13 of this Code.

§ 9-372 Operator's permit required.

It is unlawful for any person to operate, or to permit any person to operate, a group home on any property located within the R2-MD, R2-HD, R3, PDR-LD, PDR-MD and/or PDR-HD zone, without a valid permit issued for that group home pursuant to the provisions of this article.

§ 9-373 Exceptions.

The requirements of this article shall not apply to:

(a) A group home that has six or fewer occupants, not counting a house manager, and that is in compliance with the applicable provisions of Chapters XV and XVI of Title 13 of this Code;

(b) A state licensed alcoholism or drug abuse recovery or treatment facility; or

(c) A state licensed residential care facility.

§ 9-374 Requirements for issuance of operator's permit.

(a) The owner/operator shall submit an application to the director that provides the following information:

(1) The name, address, phone number and driver's license number of the owner/operator;

(2) If the applicant and/or operator is a partnership, corporation, firm or association, then the applicant/operator shall provide the additional names and addresses as follows and such persons shall also sign the application:

i. Every general partner of the partnership;

ii. Every owner with a controlling interest in the corporation; and

iii. The person designated by the officers of a corporation as set forth in a resolution of the corporation that is to be designated as the permit holder.

(3) The license and permit history of the applicant(s), including whether such applicant(s), in previously operating a similar use in this or another city, county or state under license and/or permit, has had such license and/or permit revoked or suspended, and the reason therefor;

(4) The name, address, phone number and driver's license number of the house manager;

(5) A copy of the group home rules and regulations;

(6) Written intake procedures;

(7) The relapse policy;

(8) An affirmation by the owner/operator that only residents (other than the house manager) who are handicapped as defined by state and federal law shall reside at the group home;

(9) Blank copies of all forms that all residents and potential residents are required to complete; and

(10) A fee for the cost of processing of the application as set by resolution of the city council.

(b) *Requirements for operation of group homes.*

(1) The group home has a house manager who resides at the group home or any multiple of persons acting as a house manager who are present at the group home on a 24 hour basis and who are responsible for the day-to-day operation of the group home.

(2) All garage and driveway spaces associated with the dwelling unit shall, at all times, be available for the parking of vehicles.

(3) Occupants must not require and operators must not provide "care and supervision" as those terms are defined by Health and Safety Code section 1503.5 and section 80001(c)(3) of Title 22, California Code of Regulations.

(4) Integral group home facilities are not permitted. Applicants shall declare, under penalty of perjury, that the group home does not operate as an integral use/facility.

(5) If the group home operator is not the property owner, written approval from the property owner to operate a group home at the property.

(6) At least 48 hours prior to eviction from or involuntary termination of residency in a group home, the operator thereof shall:

i. Notify the person designated as the occupant's emergency contact or contact of record that the occupant will no longer be a resident at the home;

ii. Contact the Orange County Health Care Agency OC Links Referral Line or other entity designated by the City to determine the services available to the occupant, including, but not limited to, alcohol and drug inpatient and outpatient treatment;

iii. Notify the city's Network for Homeless Solutions that an occupant is no longer a resident at the home, determine the services available therefrom; and

iv. Provide the information obtained from paragraphs ii and iii of this subsection (b)(6) and any other treatment provider or service to the occupant prior to his or her release on a form provided by the city and obtain the occupant's signed acknowledgement thereon;

v. Provided, however, that if the occupant's behavior results in immediate termination of residency pursuant to rules approved by the city as part of the special use permit for that facility, the operator shall comply with paragraphs i though iv of this subsection (b)(6) as soon as possible.

(7) Prior to an occupant's eviction from or involuntary termination of residency in a group home, the operator thereof shall also:

i. Make available to the occupant transportation to the address listed on the occupant's driver license, state issued identification card, or the permanent address identified in the occupant's application or referral to the group home;

ii. Provided, however, that should the occupant decline transportation to his or her permanent address or otherwise has no permanent address, then the operator shall make available to the occupant transportation to another group home or residential care facility that has agreed to accept the occupant.

(8) The group home operator shall maintain records for a period of one year following eviction from or involuntary termination of residency of an occupant that document compliance with subsections (a)(6) and (a)(7) of this section; provided, however, that nothing herein shall require an operator of a group home to violate any provision of state or federal law regarding confidentiality of health care information. The group home operator may not satisfy the obligations set forth in subsection (a)(7) by providing remuneration to the occupant for the cost of transportation.

(9) All drivers of vehicles picking up or dropping off persons at a group home shall comply with all applicable provisions of this Code and the Vehicle Code, including, but not limited to, those provisions regulating licensure and parking, standing and stopping.

(10) The property must be fully in compliance with all building codes, municipal code and zoning.

(11) In addition to the regulations outlined above, the following shall also apply to sober living homes:

i. All occupants, other than the house manager, must be actively participating in legitimate recovery programs, including, but not limited to, Alcoholics Anonymous or Narcotics Anonymous and the sober living home must maintain current records

of meeting attendance. Under the sober living home's rules and regulations, refusal to actively participate in such a program shall be cause for eviction.

ii. The sober living home's rules and regulations must prohibit the use of any alcohol or any nonprescription drugs at the sober living home or by any recovering addict either on or off site. The sober living home must also have a written policy regarding the possession, use and storage of prescription medications. The facility cannot dispense medications but must make them available to the residents. The possession or use of prescription medications is prohibited except for the person to whom they are prescribed, and in the amounts/dosages prescribed. These rules and regulations shall be posted on site in a common area inside the dwelling unit. Any violation of this rule must be cause for eviction under the sober living home's rules for residency and the violator cannot be readmitted for at least 90 days. Any second violation of this rule shall result in permanent eviction. Alternatively, the sober living home must have provisions in place to remove the violator from contact with the other residents until the violation is resolved.

iii. The number of occupants subject to the sex offender registration requirements of Penal Code section 290 does not exceed the limit set forth in Penal Code section 3003.5 and does not violate the distance provisions set forth in Penal Code section 3003.

iv. The sober living home shall have a written visitation policy that shall preclude any visitors who are under the influence of any drug or alcohol.

v. The sober living home shall have a good neighbor policy that shall direct occupants to be considerate of neighbors, including refraining from engaging in excessively loud, profane or obnoxious behavior that would unduly interfere with a neighbor's use and enjoyment of their dwelling unit. The good neighbor policy shall establish a written protocol for the house manager/operator to follow when a neighbor complaint is received.

vi. The sober living home shall not provide any of the following services as they are defined by section 10501(a)(6) of Title 9, California Code of Regulations: detoxification; educational counseling; individual or group counseling sessions; and treatment or recovery planning.

(c) An applicant may seek relief from the strict application of this section by submitting an application to the director setting forth specific reasons as to why accommodation over and above this section is necessary under state and federal laws, pursuant to Article 15 of Chapter IX of Title 13 of this Code.

(d) The operator's permit shall be issued by the director if the applicant is in compliance, or, where applicable, has agreed to comply, with the requirements of subsections (a) and (b) above.

(e) In addition to denying an application for failing to comply, or failing to agree to comply, with subsections (a) and/or (b) of this section, an operator's permit shall also be denied, and if already issued shall be revoked upon a hearing by the director, under any of the following circumstances:

(1) Any owner/operator or staff person has provided materially false or misleading information on the application or omitted any pertinent information.

(2) Any owner/operator or staff person has an employment history in which he or she was terminated during the past two years because of physical assault, sexual harassment, embezzlement or theft; falsifying a drug test; and selling or furnishing illegal drugs or alcohol.

(3) Any owner/operator or staff person has been convicted of or pleaded nolo contendere, within the last seven to 10 years, to any of the following offenses:

i. Any sex offense for which the person is required to register as a sex offender under California Penal Code section 290 (last 10 years);

ii. Arson offenses—Violations of Penal Code Sections 451—455 (last seven years); or

iii. Violent felonies, as defined in Penal Code section 667.5, which involve doing bodily harm to another person (last 10 years).

iv. The unlawful sale or furnishing of any controlled substances (last seven years).

(4) Any owner/operator or staff person is on parole or formal probation supervision on the date of the submittal of the application or at any time thereafter.

(5) The owner/operator accepts residents, other than a house manager, who are not disabled or handicapped as defined by the FHAA and FEHA.

(6) An operator's permit for a sober living home shall also be denied, and if already issued shall be revoked upon a hearing by the director, under any of the following additional circumstances:

i. The owner/operator of a sober living home fails to immediately take measures to remove any resident who uses alcohol or illegally uses prescription or non-prescription drugs, or who is not actively participating in a legitimate recovery program from contact with all other sober residents.

ii. For any other significant and/or repeated violations of this section and/or any other applicable laws and/or regulations.

§ 9-375 Transfer of operator's permit.

(a) An operator's permit shall not be valid for a location other than the property for which it is issued, unless and until the transfer of the permit is approved by the director pursuant to the requirements of section 9-374.

(b) An operator's permit may not be transferred to any other person or entity. No operator's permit issued pursuant to this article shall be transferred or assigned or authorize any person or entity other than the person or entity named in the permit to operate the group home named therein.

§ 9-376 Revocation of operator's permit.

An operator's permit may be revoked upon a hearing by the director pursuant to section 9-120 for failing to comply with the terms of the permit and/or for failing to comply with the applicable provisions of section 9-374.

§ 9-377 Reapplication after denial or revocation.

(a) An applicant for an operator's permit whose application for such an operator's permit has been denied may not reapply for such an operator's permit for a period of six months from the date such notice of denial was issued.

(b) A holder of an operator's permit that has been cancelled, revoked or otherwise invalidated may not reapply for an operator's or a user's permit for a period of six months from the date that such revocation, cancellation or invalidation became final.

§ 9-378 Compliance.

A group home that is subject to the provisions of this article that is in existence as of the effective date of this ordinance shall have 120 days to comply with the provisions of this article.

I declare under the penalty of prejury that this document is a full, true, and correct copy of the original on file in this office.

ATTEST: DATED: 5/4/26

Deputy City Clerk, City of Costa Mesa, County of Orange, California

Disability Rights California
California's protection & advocacy system

LEGAL ADVOCACY UNIT
1831 K Street
Sacramento, CA 95811
Tel: (916) 504-5800
Fax: (916) 504-5801
TTY: (800) 719-5798
Intake Line: (800) 776-5746
www.disabilityrightsca.org

January 12, 2026

VIA EMAIL

Kimberly Hall Barlow
Jones Mayer
3777 N. Harbor Blvd.
Fullerton, CA 92835
khb@jones-mayer.com

RE: Costa Mesa's Proposed Revisions to RA Ordinance

Dear Ms. Barlow:

Thank you for the opportunity to review and comment on Costa Mesa's proposed revisions to the City's reasonable accommodation ordinance pursuant to the settlement agreement in the *Insight v. Costa Mesa* case.

In your December 19, 2025 email to us, you said that Costa Mesa was proposing to delete subsection (7) of Section 13-200.62(f) of the City's reasonable accommodation ordinance. You explained that the deletion is proposed because "it is operationally difficult for staff or the applicants to make this determination given lack of information and the difficulties in ensuring that any facilities adequately allow individual(s) with said disability(ies) to live in a residential setting. Furthermore, this subsection is unnecessary given the other provisions of the Reasonable Accommodation Ordinance." We support the deletion of subsection (7) from Section 13-200.62, which requires a finding that "the existing supply of facilities of a similar nature and operation in the community is sufficient to provide individuals with a disability an equal opportunity to live in a residential setting."

EXHIBIT 2

The deletion of subsection (7) is an important first step in bringing Costa Mesa's reasonable accommodation ordinance into compliance with state and federal fair housing requirements. However, in order to bring the entire reasonable accommodation regulation into compliance, Costa Mesa will need to make additional changes. Given the structure of the current ordinance, it will be difficult to do that by simply editing or rewording the text. Instead, we propose that the City repeal sections of the ordinance in their entirety and replace them with new ones.

To begin with, Section 13-200.62 (f) has problems that cannot be remedied without restructuring. That section is a list of findings "all of which are required for approval" of a reasonable accommodation request. But the list combines factors that the person or entity requesting the accommodation must establish in order to be entitled to an accommodation, i.e., the topics of Findings (1) and (2), with factors that are the City's burden to establish if it is going to deny the accommodation, i.e., the topics of Findings (3), (5), and (8). These two types of topics need to be separated to clearly delineate who – the person or entity making the request, or the City – bears the burden of proof.

As written, Findings (3), (5), and (8) require affirmative findings that there is no undue financial or administrative burden, no direct threat, and no fundamental alteration for the approval of a reasonable accommodation request. In other words, they require that the City affirmatively find that those factors are *not* present. This has the effect of putting the burden on the person or entity making the request to establish the absence of an undue burden or fundamental alteration. That is contrary to fair housing law, which makes it the City's burden to establish that there *is* an undue burden, direct threat, or fundamental alteration before denying a reasonable accommodation request. Fair housing law does not permit the City to make the establishment of the *absence* of those factors a requirement.

Undue burden, direct threat, and fundamental alteration can properly be in the reasonable accommodation ordinance, but the regulation needs to be structured in a way that makes clear that if the person or entity making the request establishes the factors addressed in Findings (1) and (2), the City must grant the accommodation unless it finds that granting the

accommodation *will* impose an undue financial or administrative burden, *will* result in a direct threat, or *will* result in a fundamental alteration (i.e., the inverse of the current language regarding findings). It does not work to combine them in the same list as the elements that the person or entity making the request has the burden to establish. The two types of findings must be bifurcated.

Moreover, the current structure of the reasonable accommodation ordinance also makes it difficult for the ordinance to adequately reflect the law governing the findings that the City must establish to deny an otherwise valid reasonable accommodation request. For example, where the ordinance authorizes the City to deny a reasonable accommodation request based on a direct threat finding, it must also state that in such a case the City must find that the threat cannot be mitigated by reasonable accommodation. 28 C.F.R. §35.139. A finding that granting a reasonable accommodation would be an undue burden or fundamental alteration must also be made "after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion." 28. C.F.R. §35.150(a)(3). It will be difficult to add such clarifications in a clear way unless the two types of findings under Section 13-200.62(f) are separated and the findings for which the City bears the burden are written in the affirmative.

Section 13-200.62 (f) also includes factors that do not fall within either the burden of the person or entity making the accommodation request or the allowable reasons for the City to deny a request, but instead layer on additional obligations that are not permitted under fair housing law. Finding (4) requires a finding that the "requested accommodation is consistent with surrounding uses in scale and intensity of use." The City cannot apply different occupancy, use, or development standards to shared housing for people with disabilities as compared to other forms of housing, nor can it require a household of people with disabilities to be limited to fewer people than a single housekeeping unit would be allowed to have. To the extent that a requested accommodation would result in housing that was vastly different from permitted housing uses, City staff could evaluate whether granting the request would constitute a fundamental alteration to a City program or would result in an undue burden or direct threat. But simply having the same number of people that a single housekeeping unit would

be allowed to have, or failing to meet another occupancy or development standard that was not also applied to single housekeeping units, could never fall within one of those permitted reasons for denying an accommodation request. Consistency with other uses should therefore not be listed as a separate required finding.

Likewise, Finding (6) requires in some instances “a finding that the requested accommodation is necessary to make facilities of a similar nature or operation economically viable in light of the particularities of the relevant market and market participants generally.” For the same reasons that the City is removing Finding (7), which also focuses on “facilities of a similar nature and operation” rather than on the specific housing that is at issue for a particular reasonable accommodation request, the City should remove Finding (6). It is just as true that it will be “operationally difficult for staff or the applicants to make this determination given lack of information” for Finding (6) as for Finding (7). Moreover, providing a feasibility study or market study about other housing does not fall within the burden of someone making a reasonable accommodation request. Making such a study a condition of approving a disability-related accommodation is therefore a discriminatory housing practice. This should likewise not be listed as a required finding.

The deletion of Finding (7) should also be accompanied by a revision to the language of Finding (2), which states that, “[t]he requested accommodation is necessary to provide one or more individuals with a disability an equal opportunity to use and enjoy a dwelling.” To ensure that City staff interpret Finding (2) consistent with fair housing laws, by focusing on the housing at issue in the request rather than “facilities of a similar nature and operation” elsewhere, Finding (2) should be revised to refer to an equal opportunity to use and enjoy “their dwelling,” “the dwelling at issue in the accommodation request,” or something similar.

In order to bring the reasonable accommodation ordinance into compliance with federal and state fair housing law, the City will also need to revise other portions of the ordinance. As reflected in the settlement agreement, we would welcome the opportunity to work with the City during that portion of its review of the reasonable accommodation ordinance and to provide feedback on any draft revisions of those other sections.

For those portions of the ordinance as well, it would be most effective for the City to repeal and replace language rather than try to work within the existing structure. For example, Section 13-200.62(b) loads burdensome and irrelevant requirements onto people or entities making reasonable accommodation requests. A lay homeowner who needs an accommodation due to disability should be able to comply with application requirements without having to hire an attorney or other expert to help them understand what they need to do. The City should limit the application to information that is necessary for the City to evaluate whether the person or entity making the request has met their burden, such as the location of the dwelling at issue, the existence of the disability, the nature of the accommodation that is being requested, and the connection between the disability and the requested accommodation. The provisions in Section 13-200.62(b) that require people or entities making reasonable accommodation requests to provide "[a]ny other information that the director reasonably determines is necessary for evaluating the request for reasonable accommodation" ((b)(3)) and "[a]ny other information that the hearing officer reasonably concludes is necessary to determine whether the findings required by subsection (e) of this section can be made" ((b)(7)) are particularly problematic because they are not limited to the information necessary to establish that a person or entity is entitled to a reasonable accommodation.

Section 13-200.62(d) provides that appeals of reasonable accommodation requests will be handled through the same procedures as "any other discretionary permit." However, the appeals process pertaining to reasonable accommodation requests needs to be navigable and manageable by lay people with disabilities. This provision should be repealed and replaced with new language that requires a prompt, clear statement of the reasons for any denial, establishes a simple procedure for requesting an appeal, provides a reasonable deadline for making requests for an appeal, and eliminates the need for individuals or entities to pay for the City's review of their reasonable accommodation determination.

Most importantly, the section of the reasonable accommodation ordinance addressing appeals must exempt them from the review procedures that govern general zoning matters in order to respect the privacy of people's disabilities and disability-related needs during any review process. Hearings regarding reasonable accommodations requests should not be

made by legislative bodies, and no public notice should be made regarding reasonable accommodation reviews. Public hearings create an opening for members of the public to express animus against people with disabilities, which imposes an improper barrier to people seeking such accommodations. For example, at the hearings regarding Insight's reasonable accommodation request, a member of the public told the Planning Commission that a person who is "mentally disabled does not belong in a neighborhood next door to me or any of us in this room," and someone testified to the City Council that the "mentally ill cannot associate with our children, neighbors." As you know, hearing those types of comments was traumatic for our client Ms. Doe, who spoke about her own experiences with mental illness, and the ways that staying at Insight's housing had helped her, at a hearing on Insight's reasonable accommodation request. Not only is the City not obligated to provide the public with a forum to intimidate and humiliate people like Ms. Doe, but the City cannot put people like her through such an ordeal as a condition of having their accommodation request reviewed. Nor can such animus play any part in the City's review of an accommodation request. For similar reasons, the ordinance should also make clear that only the person or entity making the request can appeal a decision regarding a reasonable accommodation, in contrast to the current language which permits virtually anyone – including neighbors with an animus against people with disabilities – to appeal.

Finally, Sections 13-200.62(e) and (g), regarding "considerations," overlap with the required "findings" in Section 13-200.62(f) in a way that impedes consistency with fair housing law. Like Section 13-200.62(f), these sections fail to make clear which elements are the burden of the person making the reasonable accommodation request to establish and which are the City's burden. Many of them are also improper considerations. For example, the City cannot take into account "whether granting the request would be consistent with the City's General Plan." By definition, any reasonable accommodation request pertaining to zoning will be inconsistent with the zoning scheme. "Requiring public entities to make exceptions to their rules and zoning policies is exactly what the FHAA does." *Anderson v. City of Blue Ash*, 798 F.3d 338, 363 (6th Cir. 2015); *City of Edmonds v. Washington State Bldg. Code Council*, 18 F.3d 802, 806 (9th Cir. 1994) (FHA imposes an affirmative duty to reasonably accommodate disabled persons). The question is not whether a requested disability

accommodation is inconsistent with the City's General Plan, but whether granting it would fundamentally alter the General Plan. To take another example, the City cannot take into consideration whether "the accommodation would result in a substantial increase in traffic or insufficient parking" (§ 13-200.62(g)(2)) or "create an institutionalized environment due to the number of and distance between facilities that are similar in nature or operation" (§ 13-200.62(g)(4)) unless it is also doing so with respect to single housekeeping units. Again, the City cannot impose more stringent development or occupancy standards on housing occupied by people with disabilities than on single housekeeping units, nor can it use vague or undefined conditions as a basis for denial of a reasonable accommodation request. These are examples, and not an exhaustive list, of the issues with subsections (e) and (g) of Costa Mesa's reasonable accommodation ordinance. We would be happy to provide additional comments or to discuss with you and with City staff in more detail our further thoughts on bringing the ordinance into compliance with state and federal fair housing requirements.

We appreciate your time and attention to our comments and look forward to working with you and the City further on these important access issues for Costa Mesa residents with disabilities. Please let us know if you would like to discuss any of these issues further.

Sincerely,



Autumn M. Elliott
Law Office of Autumn Elliott

Jia Min Cheng
Managing Attorney
Disability Rights California

Summary of Development Services Director decisions on reasonable accommodation applications submitted by group homes subject to Zoning Chapter XVI, CMMC § 13-323

App No.	*RA Applicant*	*Type of RA Request*	*Finding: RA Requested by Disabled Individuals?*	*Finding: RA Imposes No Undue Burden?*	*Finding: RA Will Not Result in Direct Threat to Health or Safety or Property Damage?*	*Finding: RA is Necessary to Provide Disabled Individuals with Equal Opportunity?*	*RA Decision Date*	*Director's RA Decision*
PA-16-03	Summit Coastal Living	NA (RA application predates 650 conflict)	✓ [Sum 465 / City 5074]	✓ [Sum 466 / City 5075]	✓ [Sum 465 / City 5074]	NA (RA application predates 650 conflict) [Sum 465 / City 5074]	8/29/ 2016	✓ Grant
PA-16-06	Pacific Shores	NA (None specified)	NA (Omitted from director letter)	✗ [Sum 468 / City 6208]	✗ [Sum 469 / City 6209]	✗ [Sum 468 / City 6208]	3/29/ 2016	✗ Deny
PA-16-12	Clean Path Recovery	650ft separation	✓ [Sum 471 / City 17506]	✓ [Sum 471 / City 17506]	✓ [Sum 471 / City 17506]	✗ [Sum 472 / City 17507]: "Your request to process one CUP application for two properties at the subject location may allow a CUP to be granted to enable Clean Path Recovery to continue to operate in compliance with the CMMC at both of the subject properties. *While this action might allow one or more disabled persons to enjoy the use of these dwellings, I do not find that the request is necessary to allow one or more disabled persons to enjoy the use of a dwelling within the City*."	10/12/ 2016	✗ Deny

EXHIBIT 3

App No.	***RA Applicant***	***Type of RA Request***	***Finding: RA Requested by Disabled Individuals?***	***Finding: RA Imposes No Undue Burden?***	***Finding: RA Will Not Result in Direct Threat to Health or Safety or Property Damage?***	***Finding: RA is Necessary to Provide Disabled Individuals with Equal Opportunity?***	***RA Decision Date***	***Director's RA Decision***
PA-16-13	Clean Path Recovery	650ft separation	✓ [Sum 475 / City 17640]	✓ [Sum 475 / City 17640	✓ [Sum 475 / City 17640	✗ [Sum 476 / City 17641]: "Your request to process one CUP application for two properties at the subject location may allow a CUP to be granted to enable Clean Path Recovery to continue to operate in compliance with the CMMC at both of the subject properties. *While this action might allow one or more disabled persons to enjoy the use of these dwellings, I do not find that the request is necessary to allow one or more disabled persons to enjoy the use of a dwelling within the City.*"	10/12/ 2016	✗ Deny
PA-16-15	Casa Capri Recovery	650ft separation	✓ [Sum 478 / City 6425]	✓ [Sum 479 / City 6426]	✓ [Sum 479 / City 6426]	✗ [Sum 479 / City 6426]: "Your request establishes that the requested accommodation (waiver of the 650' separation requirement) may allow a CUP to be granted to enable Casa Capri Recovery to continue to operate in compliance with the CMMC at Its current location. *In theory, this would allow one or more disabled persons to enjoy the use of this dwelling. However, I do not find that the request is necessary to allow one or more disabled persons to enjoy the use of a dwelling within the City."*	5/11/ 2016	✗ Deny

App No.	***RA Applicant***	***Type of RA Request***	***Finding: RA Requested by Disabled Individuals?***	***Finding: RA Imposes No Undue Burden?***	***Finding: RA Will Not Result in Direct Threat to Health or Safety or Property Damage?***	***Finding: RA is Necessary to Provide Disabled Individuals with Equal Opportunity?***	***RA Decision Date***	***Director's RA Decision***
PA-16-18	So Cal Recovery	650ft separation	✓ [Sum 481 / City 6664]	✓ [Sum 482 / City 6665]	✓ [Sum 482 / City 6665]	✗ [Sum 482 / City 6665]: "Your request establishes that the requested accommodation (waiver of the 650' separation requirement) may allow a CUP to be granted to enable So Cal Recovery to continue to operate in compliance with the CMMC at its current location. *While this might allow one or more disabled persons to enjoy the use of this dwelling, I do not find that the request is necessary to allow one or more disabled persons to enjoy the use of a dwelling within the City."*	5/18/ 2016	✗ Deny
PA-16-25	North-bound + Raw	650ft separation; grandfather; other	✓ [Sum 485 / City 6955]	✓ [Sum 485 / City 6955]	✓ [Sum 486 / City 6956]	✗ [Sum 486 / City 6956]: "Your request establishes that the requested accommodation (waiver of the 650' separation requirement) may allow a CUP to be granted to enable some of these properties to continue to operate in compliance with the CMMC at their current locations. *While this might allow one or more disabled persons to enjoy the use of one of these dwellings, I do not find that the request is necessary to allow one or more disabled persons to enjoy the use of a dwelling within the City."*	6/2/ 2016	✗ Deny

App No.	RA Applicant	Type of RA Request	Finding: RA Requested by Disabled Individuals?	Finding: RA Imposes No Undue Burden?	Finding: RA Will Not Result in Direct Threat to Health or Safety or Property Damage?	Finding: RA is Necessary to Provide Disabled Individuals with Equal Opportunity?	RA Decision Date	Director's RA Decision
PA-16-26	North-bound + Raw	650ft separation; grandfather; other	✓ [Sum 489 / City 7529]	✓ [Sum 489 / City 7529	✓ [Sum 490 / City 7530]	✗ [Sum 490 / City 7530]: "Your request establishes that the requested accommodation (waiver of the 650' separation requirement) may allow a CUP to be granted to enable some of these properties to continue to operate in compliance with the CMMC at their current locations. *While this might allow one or more disabled persons to enjoy the use of one of these dwellings, I do not find that the request is necessary to allow one or more disabled persons to enjoy the use of a dwelling within the City."*	6/2/ 2016	✗ Deny
PA-16-32	North-bound + Raw	650ft separation; grandfather; other	✓ [Sum 493 / City 8167]	✓ [Sum 493 / City 8167]	✓ [Sum 494 / City 8168]	✗ [Sum 494 / City 8168]: "Your request establishes that the requested accommodation (waiver of the 650' separation requirement) may allow a CUP to be granted to enable some of these properties to continue to operate in compliance with the CMMC at their current locations. *While this might allow one or more disabled persons to enjoy the use of one of these dwellings, I do not find that the request is necessary to allow one or more disabled persons to enjoy the use of a dwelling within the City."*	6/2/ 2016	✗ Deny

App No.	RA Applicant	Type of RA Request	Finding: RA Requested by Disabled Individuals?	Finding: RA Imposes No Undue Burden?	Finding: RA Will Not Result in Direct Threat to Health or Safety or Property Damage?	Finding: RA is Necessary to Provide Disabled Individuals with Equal Opportunity?	RA Decision Date	Director's RA Decision
PA-16-33	North-bound + Raw	650ft separation; grandfather; other	✓ [Sum 497 / City 8796]	✓ [Sum 497 / City 8796]	✓ [Sum 498 / City 8797]	✗ [Sum 498 / City 8797]: "Your request establishes that the requested accommodation (waiver of the 650' separation requirement) may allow a CUP to be granted to enable some of these properties to continue to operate in compliance with the CMMC at their current locations. *While this might allow one or more disabled persons to enjoy the use of one of these dwellings, I do not find that the request is necessary to allow one or more disabled persons to enjoy the use of a dwelling within the City."*	6/2/ 2016	✗ Deny
PA-16-34	North-bound + Raw	650ft separation; grandfather; other	✓ [Sum 501 / City 9123]	✓ [Sum 501 / City 9123]	✓ [Sum 502 / City 9124]	✗ [Sum 502 / City 9124]: "Your request establishes that the requested accommodation (waiver of the 650' separation requirement) may allow a CUP to be granted to enable some of these properties to continue to operate in compliance with the CMMC at their current locations. *While this might allow one or more disabled persons to enjoy the use of one of these dwellings, I do not find that the request is necessary to allow one or more disabled persons to enjoy the use of a dwelling within the City."*	6/2/ 2016	✗ Deny
PA-16-35	North-bound + Raw	650ft separation; grandfather; other	✓ [Sum 505 / City 9557]	✓ [Sum 505 / City 9557]	✓ [Sum 506 / City 9558]	✗ [Sum 506 / City 9558]: "Your request establishes that the requested	6/2/ 2016	✗ Deny

App No.	RA Applicant	Type of RA Request	Finding: RA Requested by Disabled Individuals?	Finding: RA Imposes No Undue Burden?	Finding: RA Will Not Result in Direct Threat to Health or Safety or Property Damage?	Finding: RA is Necessary to Provide Disabled Individuals with Equal Opportunity?	RA Decision Date	Director's RA Decision
						accommodation (waiver of the 650' separation requirement) may allow a CUP to be granted to enable some of these properties to continue to operate in compliance with the CMMC at their current locations. *While this might allow one or more disabled persons to enjoy the use of one of these dwellings, I do not find that the request is necessary to allow one or more disabled persons to enjoy the use of a dwelling within the City."*		
PA-16-37	North-bound + Raw	650ft separation; grandfather; other	✓ [Sum 509 / City 10009]	✓ [Sum 509 / City 10009]	✓ [Sum 510 / City 10010]	✗ [Sum 510 / City 10010]: "Your request establishes that the requested accommodation (waiver of the 650' separation requirement) may allow a CUP to be granted to enable some of these properties to continue to operate in compliance with the CMMC at their current locations. *While this might allow one or more disabled persons to enjoy the use of one of these dwellings, I do not find that the request is necessary to allow one or more disabled persons to enjoy the use of a dwelling within the City."*	6/2/ 2016	✗ Deny

App No.	RA Applicant	Type of RA Request	Finding: RA Requested by Disabled Individuals?	Finding: RA Imposes No Undue Burden?	Finding: RA Will Not Result in Direct Threat to Health or Safety or Property Damage?	Finding: RA is Necessary to Provide Disabled Individuals with Equal Opportunity?	RA Decision Date	Director's RA Decision
PA-16-38	North-bound + Raw	650ft separation; grandfather; other	✓ [Sum 513 / City 10704]	✓ [Sum 513 / City 10704]	✓ [Sum 514 / City 10705]	✗ [Sum 514 / City 10705]: "Your request establishes that the requested accommodation (waiver of the 650' separation requirement) may allow a CUP to be granted to enable some of these properties to continue to operate in compliance with the CMMC at their current locations. *While this might allow one or more disabled persons to enjoy the use of one of these dwellings, I do not find that the request is necessary to allow one or more disabled persons to enjoy the use of a dwelling within the City."*	6/2/ 2016	✗ Deny
PA-16-39	North-bound + Raw	650ft separation; grandfather; other	✓ [Sum 517 / City 11402]	✓ [Sum 517 / City 11402]	✓ [Sum 518 / City 11403]	✗ [Sum 518 / City 11403]: "Your request establishes that the requested accommodation (waiver of the 650' separation requirement) may allow a CUP to be granted to enable some of these properties to continue to operate in compliance with the CMMC at their current locations. *While this might allow one or more disabled persons to enjoy the use of one of these dwellings, I do not find that the request is necessary to allow one or more disabled persons to enjoy the use of a dwelling within the City."*	6/2/ 2016	✗ Deny

App No.	RA Applicant	Type of RA Request	Finding: RA Requested by Disabled Individuals?	Finding: RA Imposes No Undue Burden?	Finding: RA Will Not Result in Direct Threat to Health or Safety or Property Damage?	Finding: RA is Necessary to Provide Disabled Individuals with Equal Opportunity?	RA Decision Date	Director's RA Decision
PA-16-40	North-bound + Raw	650ft separation; grandfather; other	✓ [Sum 521 / City 11911]	✓ [Sum 521 / City 11911]	✓ [Sum 522 / City 11912]	✗ [Sum 522 / City 11912]: "Your request establishes that the requested accommodation (waiver of the 650' separation requirement) may allow a CUP to be granted to enable some of these properties to continue to operate in compliance with the CMMC at their current locations. *While this might allow one or more disabled persons to enjoy the use of one of these dwellings, I do not find that the request is necessary to allow one or more disabled persons to enjoy the use of a dwelling within the City."*	6/2/ 2016	✗ Deny
PA-16-41	Casa Capri Recovery	650ft separation	✓ [Sum 524 / City 12395]	✓ [Sum 525 / City 12396]	✓ [Sum 525 / City 12396]	✗ [Sum 525 / City 12396]: "Your request to waive the 650 foot separation requirement may allow CUPs to be granted to enable Casa Capri Recovery to continue to operate In compliance with the CMMC at the subject properties. *While this action might allow one or more disabled persons to enjoy the use of one of these dwellings, I do not find that the request Is necessary to allow one or more disabled persons to enjoy the use of a dwelling within the City."*	6/10/ 2016	✗ Deny

App No.	RA Applicant	Type of RA Request	Finding: RA Requested by Disabled Individuals?	Finding: RA Imposes No Undue Burden?	Finding: RA Will Not Result in Direct Threat to Health or Safety or Property Damage?	Finding: RA is Necessary to Provide Disabled Individuals with Equal Opportunity?	RA Decision Date	Director's RA Decision
PA-16-42	Wind-ward Way Recovery	650ft separation	✓ [Sum 527 / City 12768]	✓ [Sum 528 / City 12769]	✓ [Sum 528 / City 12769]	✗ [Sum 528 / City 12769]: "Your request to waive the 650 foot separation requirement may allow CUPs to be granted to enable Windward Way Recovery to continue to operate in compliance with the CMMC at the subject properties. *While this action might allow one or more disabled persons to enjoy the use of one of these dwellings, I do not find that the request is necessary to allow one or more disabled persons to enjoy the use of a dwelling within the City."*	6/10/ 2016	✗ Deny
PA-16-43	Wind-ward Way Recovery	650ft separation	✓ [Sum 530 / City 12966]	✓ [Sum 531 / City 12967]	✓ [Sum 531 / City 12967]	✗ [Sum 531 / City 12967]: "Your request to waive the 650 foot separation requirement may allow CUPs to be granted to enable Windward Way Recovery to continue to operate in compliance with the CMMC at the subject properties. *While this action might allow one or more disabled persons to enjoy the use of one of these dwellings, I do not find that the request is necessary to allow one or more disabled persons to enjoy the use of a dwelling within the City."*	6/10/ 2016	✗ Deny

App No.	RA Applicant	Type of RA Request	Finding: RA Requested by Disabled Individuals?	Finding: RA Imposes No Undue Burden?	Finding: RA Will Not Result in Direct Threat to Health or Safety or Property Damage?	Finding: RA is Necessary to Provide Disabled Individuals with Equal Opportunity?	RA Decision Date	Director's RA Decision
PA-16-44	Casa Capri Recovery	650ft separation	✓ [Sum 533 / City 13149]	✓ [Sum 534 / City 13150]	✓ [Sum 534 / City 13150]	✗ [Sum 534 / City 13150]: "Your request to waive the 650 foot separation requirement may allow CUPs to be granted to enable Casa Capri Recovery to continue to operate In compliance with the CMMC at the subject properties. *While this action might allow one or more disabled persons to enjoy the use of one of these dwellings, I do not find that the request Is necessary to allow one or more disabled persons to enjoy the use of a dwelling within the City."*	6/10/ 2016	✗ Deny
PA-16-63	Insight	650ft separation	✓ [Sum 536 / City 15377]	✓ [Sum 537 / City 15378]	✓ [Sum 538 / City 15379]	✗ [Sum 537 / City 15378]: "The application established that the waiver of the separation requirements would allow one or more disabled individuals to enjoy the subject dwelling. *However, approval of the request is necessary to allow one or more disabled individuals to enjoy the use of a dwelling in the City."*	4/5/ 2019	✗ Deny
PA-17-10	Ohio House	650ft separation; grandfather	✓ [Sum 543 / City 13547]	✓ [Sum 544 / City 13548]	✓ [Sum 544 / City 13548]	✗ [Sum 543 / City 13547]: "The application established that the waiver of the separation requirement *would allow one or more individuals who are recovering from drug and alcohol abuse to enjoy the use of these dwellings. However, approval of the request is not necessary to allow one or more individuals who are*	11/27/ 2017	✗ Deny

App No.	RA Applicant	Type of RA Request	Finding: RA Requested by Disabled Individuals?	Finding: RA Imposes No Undue Burden?	Finding: RA Will Not Result in Direct Threat to Health or Safety or Property Damage?	Finding: RA is Necessary to Provide Disabled Individuals with Equal Opportunity?	RA Decision Date	Director's RA Decision
						recovering from drug and alcohol abuse to enjoy the use of a dwelling within the City."		

Zoning regulations for unlicensed[1] residential uses in Costa Mesa's multi-family zoning districts

CMMC Regulations Governing Residential Uses in City's Multifamily Districts	***Sober Living Home[2]***	***Group Home[3]***	***Boardinghouse, Small < 3 rental rooms[4]***	***Boardinghouse, Large < 7 rental rooms***	***Multi-family Dwelling[5]***
Use Definitions					
Use defined based on disability status of residents, CMMC 13-06	Yes, CC 9[6]	Yes, CC 5	No, CC 3	No, CC 3	No CC 4

[1] Licensed uses are subject to state-mandated zoning entitlements and restrictions. The Costa Mesa Municipal Code (CMMC) defines these uses as ***Residential care facilities.*** A residential facility licensed by the state where care, services, or treatment is provided to persons living in a supportive community residential setting. Residential care facilities include, but may not be limited to, the following: intermediate care facilities for the developmentally disabled (Health & Safety Code §§ 1267.8, 1267.9);community care facilities (Health & Safety Code § 1500 et seq.); residential care facilities for the elderly (Health &Safety Code § 1569 et seq.); residential care facilities for the chronically ill (22 C.C.R. § 87801(a)(5); Health & Safety Code § 1568.02); alcoholism and drug abuse facilities (Health & Safety Code §§ 11834.02—11834.30); pediatric day health and respite care facilities (Health & Safety Code § 1760 et seq.); residential health care facilities, including congregate living health facilities (Health & Safety Code §§ 1265—1271.1, 1250(i), 1250(e), (h)); family care home, foster home, group home for the mentally disordered or otherwise handicapped persons or dependent and neglected children (Wel. & Inst. Code §§ 5115—5120)." CMMC 13-06.

[2] ***Sober living home*** means a group home for persons who are recovering from a drug and/or alcohol addiction and who are considered handicapped under state or federal law. Sober living homes shall not include the following: (1) residential care facilities; (2) any sober living home that operates as a single housekeeping unit." CMMC 13-06.

[3] ***Group home.*** A facility that is being used as a supportive living environment for persons who are considered handicapped under state or federal law. A group home operated by a single operator or service provider (whether licensed or unlicensed) constitutes a single facility, whether the facility occupies one (1) or more dwelling units. Group homes shall not include the following: (1) residential care facilities; (2) any group home that operates as a single housekeeping unit." CMMC 13-06.

[4] "***Boardinghouse.*** A residence or dwelling, other than a hotel, wherein rooms are rented under two (2) or more separate written or oral rental agreements, leases or subleases or combination thereof, whether or not the owner, agent or rental manager resides within the residence. Boardinghouse, small means two (2) or fewer rooms being rented. Boardinghouse, large means three (3) to six (6) rooms being rented. Boardinghouses renting more than six (6) rooms are prohibited." CMMC 13-06.

[5] "***Dwelling, multi-family*** "Dwelling, multi-family" or "multi-family dwelling" is a building or buildings of permanent character placed on one (1) lot which is designed or used for residential occupancy by two (2) or more families." CMMC 13-06.

[6] ***"CC #"*** refers to page numbers in the excerpt of the current Costa Mesa Municipal Code [as of 05/09/2021], attached to this Table for reference.

EXHIBIT 1

CMMC Regulations Governing Residential Uses in City's Multifamily Districts	*Sober Living Home*[2]	*Group Home*[3]	*Boardinghouse, Small < 3 rental rooms*[4]	*Boardinghouse, Large < 7 rental rooms*	*Multi-family Dwelling*[5]
Use defined based on nature of the disability of dwelling's residents, CMMC 13-06	Yes, CC 9	No, CC 5	No, CC 3	No, CC 3	No CC 4
Permitted Zoning District					
Permitted in Residential Zoning District, CMMC 13-30, 13-204	No, CC 31	No, CC 31	Yes, CC 31	Yes, if pre-existing, CC 54; No, if new, CC 31	Yes, CC 31
Permitted in Multifamily Zoning Districts (R2-MD, R2-HD, R3), CMMC 13-30	No, CC 31	No, CC 31	Yes, CC 31	Yes, if pre-existing, CC 54; No, if new, CC 31	Yes, CC 31
Permitted in Planned Development Residential Districts (PDR-LD, PDR-MD, PDR-HD, PRD-NCM, PDC, PDI), CMMC 13-30, 13-204	No, CC 31	No, CC 31	Yes, CC 31	Yes, if pre-existing, CC 54; No, if new, CC 31	Yes, CC 31
Permitted in Institutional & Recreational (I&R) Zoning District [intended for "recreation, open space, health, public services," 13-20(i), CC 17]	Yes, CC 31	Yes, CC 31	No, CC 31	No, CC 31	No, CC 31
Specially or Conditionally Permitted in Institutional & Recreational (I&R) Zoning District [intended for "recreation, open space, health, public services," 13-20(i), CC 17]	NA, CC 31	NA, CC 31	No, CC 31	No, CC 31	No, CC 31
Nonconforming Use Status					
Existing uses required to apply for Special or Conditional Use Permit to	Yes, CC 67, 59	Yes, CC 67, 59	No, CC 54	No, CC 54	NA, CC 31

CMMC Regulations Governing Residential Uses in City's Multifamily Districts	*Sober Living Home*[2]	*Group Home*[3]	*Boardinghouse, Small < 3 rental rooms*[4]	*Boardinghouse, Large < 7 rental rooms*	*Multi-family Dwelling*[5]
continue existing use, 13-324, 13-207.1 versus 13-204, 13-30					
Separation Requirement					
Separation requirement imposed on existing uses, 13-322, 13-323, 13-324 versus 13-30, 13-204, 13-207.1	Yes: At least 650 feet between dwelling and any group home, sober living home or state-licensed drug and alcohol treatment facility. CC 66-67	Yes: At least 650 feet between dwelling and any group home, sober living home or state-licensed drug and alcohol treatment facility. CC 66-67	No, CC 54	No, CC 54	NA, 13-30
Separation requirement imposed on new uses, 13-322, 13-323, 13-324 versus 13-30 fn 7	Yes: At least 650 feet between dwelling and any group home, sober living home, or state-licensed drug and alcohol treatment facility. CC 66-67	Yes: At least 650 feet between dwelling and any group home, sober living home, or state-licensed drug and alcohol treatment facility. CC 66-67	Yes: Small boardinghouses shall locate at least six hundred fifty (650) feet from any other small boardinghouse. CC 49	Yes: Large boardinghouses shall be located at least one thousand (1,000) feet away from any other boardinghouse. CC 49	NA, 13-30
Dwelling Operator's Permit Required					
Owner or operator of dwelling must obtain an "Operator's Permit," CMMC 13-323, 9-372, or meet same conditions for	Yes, CC 67, 69 [CUP]; Yes, CC 66, 61-63 [SUP]	Yes, CC 67, 69 [CUP]; Yes, CC 66, 61-63 [SUP]	No	No	No

CMMC Regulations Governing Residential Uses in City's Multifamily Districts	***Sober Living Home[2]***	***Group Home[3]***	***Boardinghouse, Small < 3 rental rooms[4]***	***Boardinghouse, Large < 7 rental rooms***	***Multi-family Dwelling[5]***
Operator's Permit under SUP requirements, 13-322, 13-311					
Owner or operator of dwelling must obtain an "operator's permit" as a condition to qualify for a conditional use permit, CMMC 13-323, 9-372, or meet same conditions for Operator's Permit to qualify for SUP, 13-322, 13-311	Yes, CC 67, 69 [CUP]; Yes, CC 66, 61-63 [SUP]	Yes, CC 67, 69 [CUP]; Yes, CC 66, 61-63 [SUP]	No	No	No
Permit Application Requirements					
Permit Application: Required to list applicant/operator's every general partner and every owner with controlling interest in corporation. CMMC 13-311(a) + 9-374(a) versus CMMC 13-29(a) + City Form 09/2019	Yes, CC 61, 69; [CUP]; Yes, CC 66, 61-63 [SUP]	Yes, CC 61, 69; [CUP]; Yes, CC 66, 61-63 [SUP]	No, CC 22	No, CC 22	No, CC 22
Permit Application: Required to provide permit history or operation of similar use at any time anywhere in the United States. CMMC 13-311(a) + 9-374(a) versus CMMC 13-29(a) + City Form 09/2019	Yes, CC 61, 69; [CUP]; Yes, CC 66, 61-63 [SUP]	Yes, CC 61, 69; [CUP]; Yes, CC 66, 61-63 [SUP]	No, CC 22	No, CC 22	No, CC 22
Permit Application: Required to provide copy of rules governing conduct of residents occupying dwelling. CMMC 13-311(a) + 9-374(a) versus CMMC 13-29(a) + City Form 09/2019	Yes, CC 61, 69; [CUP]; Yes, CC 66, 61-63 [SUP]	Yes, CC 61, 69; [CUP]; Yes, CC 66, 61-63 [SUP]	No, CC 22	No, CC 22	No, CC 22

CMMC Regulations Governing Residential Uses in City's Multifamily Districts	***Sober Living Home[2]***	***Group Home[3]***	***Boardinghouse, Small < 3 rental rooms[4]***	***Boardinghouse, Large < 7 rental rooms***	***Multi-family Dwelling[5]***
Permit Application: Required to identify the name, address, telephone, CDL of onsite dwelling manager. CMMC 13-311(a) + 9-374(a) versus CMMC 13-29(a) + City Form 09/2019	Yes, CC 61, 69; [CUP]; Yes, CC 66, 61-63 [SUP]	Yes, CC 61, 69; [CUP]; Yes, CC 66, 61-63 [SUP]	No, CC 22	No, CC 22	No, CC 22
Permit Application: Required to provide document reflecting criteria for acceptance of resident in dwelling. CMMC 13-311(a) + 9-374(a) versus CMMC 13-29(a) + City Form 09/2019	Yes, CC 61, 69; [CUP]; Yes, CC 66, 61-63 [SUP]	Yes, CC 61, 69; [CUP]; Yes, CC 66, 61-63 [SUP]	No, CC 22	No, CC 22	No, CC 22
Permit Application: Required to provide blank copies of all forms that residents of dwelling are required to complete. CMMC 13-311(a) + 9-374(a) versus CMMC 13-29(a) + City Form 09/2019	Yes, CC 61, 69; [CUP]; Yes, CC 66, 61-63 [SUP]	Yes, CC 61, 69; [CUP]; Yes, CC 66, 61-63 [SUP]	No, CC 22	No, CC 22	No, CC 22
Permit Notice Requirements, July 2017 (17-05) - October 2018 (18-06) time period					
Public notice of hearing on application for special use permit, CMMC 13-311(b) versus CMMC 13-29(c) [07/2017-09/2018]	Notice to be mailed to the ***owner of record and occupants*** of all properties within five hundred (500) feet of the location of the group home.	Notice to be mailed to the ***owner of record and occupants*** of all properties within five hundred (500) feet of the location of the group home.	Notices of the hearing shall be mailed to all ***property owners*** within a five hundred-foot radius of the project site	Notices of the hearing shall be mailed to all ***property owners*** within a five hundred-foot radius of the project site	Notices of the hearing shall be mailed to all ***property owners*** within a five hundred-foot radius of the project site
Occupancy limit on number of residents per dwelling					

CMMC Regulations Governing Residential Uses in City's Multifamily Districts	*Sober Living Home*[2]	*Group Home*[3]	*Boardinghouse, Small < 3 rental rooms*[4]	*Boardinghouse, Large < 7 rental rooms*	*Multi-family Dwelling*[5]
Occupancy limitation	City Housing Element	City Housing Element	State Housing Law/UHC	State Housing Law/UHC	State Housing Law/UHC
On-Site Manager Requirements					
Dwelling must have a 24/7 onsite manager. CMMC 13-311(a)(4) + CMMC 9-274(b)(1) versus State Housing Law	Yes, CC 62, 70	Yes, CC 62, 70	No, State Housing Law	No, State Housing Law	No, State Housing Law
Vehicle Restrictions					
Each dwelling resident limited to one vehicle that must be used as resident's primary form of transportation, 13-311(a)(5) + CMMC 9-274(b)(2)	Yes, CC 62, 70	Yes, CC 62, 70	No	No	No
Resident Parking Restrictions					
Each dwelling resident must park her vehicle on dwelling premises or within 500 feet of dwelling, 13-311(a)(5) + CMMC 9-274(b)(2) versus CMMC Title 10, Ch X (Stopping, Standing and Parking)	Yes, CC 62, 70	Yes, CC 62, 70	No	No	No
Eviction requirements					
Landlord/operator must notify resident's emergency contact, OCHA OC Links Referral Line, and Costa Mesa's Network for Homeless Solutions before an evicting resident, CMMC 13-311(a)(10) + 9-374(b)(6)	Yes, CC 62, 70	Yes, CC 62, 70	No	No	No
Landlord/operator must provide transportation to alternative housing to any resident evicted from dwelling, CMMC 13-311(a)(11) + 9-374(b)(7)	Yes, CC 62, 70	Yes, CC 62, 70	No	No	No

CMMC Regulations Governing Residential Uses in City's Multifamily Districts	*Sober Living Home*[2]	*Group Home*[3]	*Boardinghouse, Small < 3 rental rooms*[4]	*Boardinghouse, Large < 7 rental rooms*	*Multi-family Dwelling*[5]
Landlord/operator must maintain eviction records for one year resident's eviction from dwelling, CMMC 13-311(a)(12) + 9-374(b)(8)	Yes, CC 62, 70	Yes, CC 62, 70	No	No	No
Regulation of Residents within Dwelling					
Each resident of dwelling must actively participate in a legitimate self-improvement program (e.g., 12-step program), CMMC 13-311(a)(14)(i) + 9-374(b)(10)(i)	Yes, CC 63, 71	No	No	No	No
Landlord/operator must maintain records showing that resident is actively participating in a legitimate self-improvement program (e.g., 12-step program), CMMC 13-311(a)(14)(i) + 9-374(b)(10)(i)	Yes, CC 63, 71	No	No	No	No
Landlord/operator must promulgate a rule warning that if a resident refuse to actively participating in a legitimate self-improvement program (e.g., 12-step program), then the resident may be evicted. CMMC 13-311(a)(14)(i) + 9-374(b)(10)(i)	Yes, CC 63, 71	No	No	No	No
Landlord/Operator must prohibit residents from use of any non-prescription drugs. CMMC 13-311(a)(14)(ii) + 9-374(b)(10)(ii)	Yes, CC 63, 71	No	No	No	No

CMMC Regulations Governing Residential Uses in City's Multifamily Districts	*Sober Living Home*[2]	*Group Home*[3]	*Boardinghouse, Small < 3 rental rooms*[4]	*Boardinghouse, Large < 7 rental rooms*	*Multi-family Dwelling*[5]
Landlord/operator must evict any resident caught using any non-prescription drug. CMMC 13-311(a)(14)(ii) + 9-374(b)(10)(ii)	Yes, CC 63, 71	No	No	No	No
Landlord/operator must promulgate a good neighbor policy directing residents "to be considerate of neighbors, including refraining from engaging in excessively loud, profane or obnoxious behavior that would unduly interfere with a neighbor's use and enjoyment of their dwelling unit." CMMC 13-311(a)(14)(vi) + 9-374(b)(10)(v)	Yes, CC 63, 71	No	No	No	No
Landlord/operator must promulgate written protocol for onsite manager to follow in response to a neighbor's complaint. CMMC protocol for 13-311(a)(14)(vi) + 9-374(b)(10)(v)	Yes, CC 63, 71	No	No	No	No
Owner, Landlord, Operator, and Employee Qualification Requirements					
Owner, landlord, or operator of a dwelling is barred from obtaining a Special or Condition Use Permit for that dwelling if she was terminated from a job for sexual harassment, embezzlement, or illegally furnishing alcohol within two years of applying to the City for that zoning permit. CMMC 13-311(b)(2), 9-374(e)(2) versus 13-29(g)(2)	Yes, CC 63, 71	Yes, CC 63, 71	No, CC 25	No, CC 25	No, CC 25

CMMC Regulations Governing Residential Uses in City's Multifamily Districts	*Sober Living Home*[2]	*Group Home*[3]	*Boardinghouse, Small < 3 rental rooms*[4]	*Boardinghouse, Large < 7 rental rooms*	*Multi-family Dwelling*[5]
Owner, landlord, or operator of a dwelling is barred from obtaining a Special or Condition Use Permit for that dwelling if she employs any person who was terminated from a job alcohol for sexual harassment, embezzlement, or illegally furnishing alcohol within two years of applying to the City for that zoning permit. CMMC 13-311(b)(2), 9-374(e)(2) versus 13-29(g)(2)	Yes, CC 63, 71	Yes, CC 63, 71	No, CC 25	No, CC 25	No, CC 25
Owner, landlord, or operator of a dwelling is barred from obtaining a Special or Condition Use Permit for that dwelling if she was convicted or pleaded nolo contendere to any PC 290 sex offense or PC 667.5 felony within 10 years of applying to the City for that zoning permit. CMMC 13-311(b)(2), 9-374(e)(2) versus 13-29(g)(2)	Yes, CC 63-64, 71-72	Yes, CC 63-64, 71-72	No, CC 25	No, CC 25	No, CC 25
Owner, landlord, or operator of a dwelling barred from obtaining a Special or Condition Use Permit for that dwelling if she employs any person who was convicted or pleaded nolo contendere to any PC 290 sex offense or PC 667.5 felony within 10 years of applying to the City for that zoning permit. CMMC 13-311(b)(2), 9-374(e)(2) versus 13-29(g)(2)	Yes, CC 63-64, 71-72	Yes, CC 63-64, 71-72	No, CC 25	No, CC 25	No, CC 25

CMMC Regulations Governing Residential Uses in City's Multifamily Districts	*Sober Living Home*[2]	*Group Home*[3]	*Boardinghouse, Small < 3 rental rooms*[4]	*Boardinghouse, Large < 7 rental rooms*	*Multi-family Dwelling*[5]
Owner, landlord, or operator of a dwelling barred from obtaining a Special or Condition Use Permit for that dwelling if he was convicted or pleaded nolo contendere to any PC 290 sex offense or PC 667.5 felony within 10 years of applying to the City for that zoning permit. CMMC 13-311(b)(2), 9-374(e)(2) versus 13-29(g)(2)	Yes, CC 63-64, 71-72	Yes, CC 63-64, 71-72	No, CC 25	No, CC 25	No, CC 25
Owner, landlord, or operator of a dwelling barred from obtaining a Special or Condition Use Permit for that dwelling if she employs any person who was convicted or pleaded nolo contrendere to any PC 451 arson offense or furnishing any controlled substance within 7 years of applying to the City for that zoning permit. CMMC 13-311(b)(2), 9-374(e)(2) versus 13-29(g)(2)	Yes, CC 63-64, 71-72	Yes, CC 63-64, 71-72	No, CC 25	No, CC 25	No, CC 25
Owner, landlord, or operator of a dwelling barred from obtaining a Special or Condition Use Permit for that dwelling if she is in recovery from abuse of drugs or alcohol and has been abstained for less than one year before applying to the City for that zoning permit. CMMC 13-311(b)(6), 9-374(e)(2) versus 13-29(g)(2)	Yes, CC 64, 72	No	No, CC 25	No, CC 25	No, CC 25

From:	Russell Toler
To:	HALLIGAN, MICHELLE; CITY CLERK
Subject:	NWWAB Comments for August 17 PC Meeting
Date:	Monday, August 17, 2026 11:50:24 AM

Hello NWWAB Team,

Thank you again for all of the work that's gone into these revisions. I think the ODS has improved, and I appreciate the team's willingness to thoughtfully consider public comments. I think I've said everything I want to say in previous letters, so I'll only mention a few items that I think actually make a difference and can be updated without too much work.

Façade Design *B.2*

Some façade standards are still not reflecting the intent well:

- "Discourage blank walls"
    - The exceptions to blank walls in *B.2(e)2* and *C.8(b)2.b* completely swallow the standard. Blank walls are allowable as long as they plant some Boston Ivy, paint a mural, or screw in some lattice. Does this mean that, north of the 405, podium buildings could have exposed garage bases rather than being wrapped with leasable space? Such a building would kill the lively streets envisioned throughout the document.
- "Reflect the eclectic character of the built environment"
    - Buildings are rarely described as "eclectic" (maybe Jeff Shelton's buildings in Santa Barbara, though those are absolutely not the result of design codes). People describe the Eastside as eclectic *because all the buildings were designed and built by different people at different times.* People who say they like this sort of eclecticism are in favor of variety and the coexistence of different styles and tastes in a given area. This is in contrast to the bland housing tracts in south OC. When people say they like eclectic neighborhoods, I don't think they're imagining the sort of façade breaks and modulations these standards require *on each building*. Just because every other city has these standards doesn't mean we have to. In fact, I would wager that if you showed 100 Costa Mesans a set of buildings with these sorts of breaks and modulations and another set with buildings that are coherent and simple, most

would prefer the latter. As a side note, I think *B.2(b)1* should explicitly state that it does not apply to townhouse projects.

Street-Facing vs. Interior-Facing Units

Section *B.3(d)3 may* be sufficient if the intent of the standard is truly understood by all parties. But I'll reiterate my fear: that projects site new buildings to face a *new internal street* and back up against the existing street. I understand that there is a 48-inch limit on walls along the street, but that is likely an easy standard to justify an exception for once everyone understands that these will protect someone's backyard.

Other than that, I think this is a great code, especially given that it's only 25 pages. Some of the concerns I've mentioned elsewhere remain (the inherent design issues with townhouse projects and the fact that this is the only type of development feasible and likely under our proposed density maximums south of the 405, etc.). But you've clearly read through the public's comments and made meaningful and thoughtful changes where needed.

Thanks!
Russell Toler

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From:	George Sakioka
To:	HARLAN, JEFFREY; ZICH, JON; KLEPACK, KAREN; ROJAS, JOHNNY; VALLARTA, ANGELY; MARTINEZ, DAVID; DICKSON, ROBERT
Cc:	TAI, CARRIE; MCGILL, ANNA; CARON, MARTINA; YEAGER, CHRISTOPHER; HALLIGAN, MICHELLE; Mark Sakioka; CMeany; Forbes, Amy R.; ELesk
Subject:	Study Session - (NWWAB) Zoning Code Amendment Items
Date:	Sunday, August 16, 2026 9:04:14 PM
Attachments:	image001.png

Dear Chair Harlan and members of the Costa Mesa Planning Commission,

We are looking forward to Monday's Planning Commission meeting. Our team is in the process of reviewing the updated NWWAB documents that were released at the end of last week, and we applaud the City's efforts to adopt clear, consistent, usable standards that will lead to high-quality, well-designed housing, to serve Costa Mesa for generations to come.

We have not had a chance to review the complete package of documents, but at a high level, we think it is important that the final approvals incorporate some flexibility to address the needs of larger scaled master planned development, and we hope the Planning Commission will consider some changes to ensure consistency across various plans and zoning requirements.

1. Open Space. The draft Mixed-Use Overlay District (MUOD) standards require that 30% of each lot be kept as usable open space. We appreciate the City's commitment to open space and believe that well designed and substantial open space is a critical element of a successful housing project. However, the City has also set goals for development of a significant amount of new housing. As a practical matter, the open space goals may make it impossible to accomplish the City's housing goals. We suggest the City consider additional flexibility in both the minimum amount of open space required and in the types of spaces that are recognized as open space, particularly on Housing Element sites.

2. Streets. The City's Objective Design Standards require that all private streets be designed to meet the same standards as publicly dedicated local or collector public streets. This standard would require streets that are at least 60' wide. In the context of a larger scale master planned community this mandate will result in streets that prioritize automobiles over a pedestrian's neighborhood experience. We suggest that, so long as internal streets within a master planned community meet fire department and safety requirements, they could be allowed to have different street standards.

3. Future Meetings with Staff. We appreciate all of staff's efforts over the last few months and look forward to meeting with them later this week to discuss the updated documents, including the points above, as well as to review the

practicalities of some of the design mandates. Our goal is to be able to implement the City's hard work in the context of a vibrant master-planned neighborhood in North Costa Mesa that is a place we can all be proud of.

We look forward to working with all of you soon.

Best always,

George

George M.K. Sakioka
Sakioka Company, LLC

14850 Sunflower Avenue
Santa Ana, CA 92707
714-545-8611
gmks@sakioka.com
SAKIOKA COMPANY

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From:	Casey Griffin
To:	MCGILL, ANNA; Jennifer Farrell - Rutan (JFarrell@rutan.com); Dave Wilson (dww123@aol.com)
Cc:	HALLIGAN, MICHELLE; INLOES, DANIEL; TAI, CARRIE
Subject:	RE: 2850 Harbor
Date:	Sunday, August 16, 2026 7:41:35 AM
Attachments:	image001.png image002.png image003.png image004.png image005.png image006.png image007.png image008.png image009.png image010.png

FYI

I fill forward a revised version of this email to the Public Comments email address provided in the Agenda.

Thank you

From: Casey Griffin
Sent: Saturday, August 15, 2026 4:08 PM
To: MCGILL, ANNA <Anna.Mcgill@costamesaca.gov>; Jennifer Farrell - Rutan (JFarrell@rutan.com) <JFarrell@rutan.com>; Dave Wilson (dww123@aol.com) <dww123@aol.com>
Cc: HALLIGAN, MICHELLE <MICHELLE.HALLIGAN@costamesaca.gov>; INLOES, DANIEL <DANIEL.INLOES@costamesaca.gov>; TAI, CARRIE <Carrie.Tai@costamesaca.gov>
Subject: RE: 2850 Harbor

Anna and Carrie,

I plan on attending Monday night and look forward to seeing you then.

In short, my concern with the proposed 30 du/ac maximum density is that it may unintentionally make redevelopment of the property financially infeasible, particularly if the City's objective is to encourage projects that utilize the State Density Bonus and provide a meaningful affordable housing component. As I'm sure you are aware, the economics of an affordable housing component depend heavily on the market-rate units within the project. Those market-rate units effectively support the cost of delivering the affordable units. At a base density of only 30 du/ac, I am concerned there simply are not enough market-rate units to make a quality mixed-income project economically viable. Based on our preliminary analysis, I believe a density in the 60+ du/ac range would provide a much more realistic opportunity to support the level of affordable housing the City is seeking while also encouraging actual redevelopment of the site.

I also believe the higher density is more appropriate from a land-use and urban-planning perspective. Harbor Boulevard is one of Orange County's major commercial and transportation corridors and, in my view, is precisely where the City should be concentrating additional housing density. A project limited to 30 du/ac could ultimately be significantly under-scaled for such a prominent location and inconsistent with the character and intensity of other developments the City has already approved along Harbor Boulevard, including Lux Costa Mesa. My concern is that by setting the base density too low, the City could inadvertently accomplish the opposite of what the overlay is intended to achieve: rather than facilitating new housing and affordable units, the economics may discourage property owners from pursuing redevelopment altogether.

For that reason, I would encourage the City to consider increasing the allowable base density to at least 60 du/ac. Doing so would improve the economic feasibility of redevelopment, create greater opportunity for affordable housing, and establish a scale of development that I believe is more appropriate for the long-term vision of Harbor Boulevard.

Please feel free to call me with any questions. I appreciate the opportunity to provide input and look forward to seeing you Monday night.

Casey

From: MCGILL, ANNA <Anna.Mcgill@costamesaca.gov>
Sent: Thursday, August 13, 2026 12:25 PM
To: Casey Griffin <cgriffin@loganam.com>; Jennifer Farrell - Rutan (JFarrell@rutan.com) <JFarrell@rutan.com>; Dave Wilson (dww123@aol.com) <dww123@aol.com>
Cc: HALLIGAN, MICHELLE <MICHELLE.HALLIGAN@costamesaca.gov>; INLOES, DANIEL <DANIEL.INLOES@costamesaca.gov>; TAI, CARRIE <Carrie.Tai@costamesaca.gov>
Subject: Re: 2850 Harbor

Hi Casey (and thanks Carrie for the introduction),

As Carrie mentioned below, the density ranges along Harbor for Measure K sites (non-Housing Element sites) is 30 du/acre. I've included a map that more clearly illustrates the density ranges. As Carrie noted, please attend the NWWAB study session next Monday (8.17).

In the meantime, feel free to reach out to Michelle/myself if you have specific questions about your property or potential uses of State Density Bonus Law (SDBL) to increase the project density.

Thanks,

Anna McGill, AICP

Planning Manager- Advanced Planning & Housing

Community Development Department (*formerly known as the Economic and Development Services Department*)
77 Fair Drive | Costa Mesa | CA 92626 |

Cell: (949) 922-6964 Direct: (714) 754-5609

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From: TAI, CARRIE <Carrie.Tai@costamesaca.gov>
Sent: Thursday, August 13, 2026 11:44 AM
To: Casey Griffin <cgriffin@loganam.com>; INLOES, DANIEL <DANIEL.INLOES@costamesaca.gov>; MCGILL, ANNA <Anna.Mcgill@costamesaca.gov>; HALLIGAN, MICHELLE <MICHELLE.HALLIGAN@costamesaca.gov>
Cc: Jennifer Farrell - Rutan (JFarrell@rutan.com) <JFarrell@rutan.com>; Dave Wilson (dww123@aol.com) <dww123@aol.com>
Subject: RE: 2850 Harbor

Hi Casey,

Yes, the density ranges across the NWWAB effort is 30-60 du/ac and I mentioned they were different across the different corridors. The density ranges are largely dependent on available infrastructure, and parcel sizes. Yes, the ranges on Harbor appear to be 30 du/ac. One path is to explore density bonus options, which opens the door to higher density and also provides waivers and concessions.

I am also connecting you with our Advanced Planning team, Michelle and Anna, here, who are overseeing the NWWAB effort and can provide guidance on how to direct comments. There is a study session on this Monday at Planning Commission and as we

mentioned, the packet was just posted. https://costamesa.legistar.com/View.ashx?M=A&ID=1436219&GUID=7764137B-AF15-4922-8FC5-93FCC2FD99EB

Carrie Tai, AICP

Director

City of Costa Mesa | Community Development Department

(714) 754-5270

77 Fair Drive | Costa Mesa | CA 92626

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Please consider the environment before printing this email. Thank you.

From: Casey Griffin <cgriffin@loganam.com>
Sent: Thursday, August 13, 2026 11:18 AM
To: TAI, CARRIE <Carrie.Tai@costamesaca.gov>; INLOES, DANIEL <DANIEL.INLOES@costamesaca.gov>
Cc: Jennifer Farrell - Rutan (JFarrell@rutan.com) <JFarrell@rutan.com>; Dave Wilson (dww123@aol.com) <dww123@aol.com>
Subject: 2850 Harbor

Carrie and Daniel,

I reached out to our hotel partner in Las Vegas, and they expect to provide their

feedback by the end of next week. I will share that with you as soon as I receive it.

Separately, I wanted to follow up on the MUDO density discussion. You mentioned a potential range of **30–60 du/ac**; however, based on our review of the information available on the website, it appears the maximum density may actually be at the lower end of that range—approximately **30 du/ac**. Can you confirm whether we are interpreting that correctly? If so, I think there may be a compelling case for reconsidering the allowable density along Harbor Boulevard. A maximum of 30 du/ac seems quite low given the scale, visibility, and importance of the Harbor Boulevard corridor, particularly when compared with the density and character of other projects along Harbor, such as Lux Costa Mesa.

If the MUDO standards are still being finalized, **is there an opportunity to increase the allowable density along Harbor Boulevard—potentially closer to the upper end of the 30–60 du/ac range?** Doing so could encourage higher-quality projects, make redevelopment more economically viable, and create a more cohesive development pattern along the corridor.

If there is still an opportunity to influence the density standards, we would very much like to discuss it with you.

Thank you,

Casey

Casey Griffin

Logan Asset Management

30262 Crown Valley Pkwy., Suite B-410

Laguna Niguel, CA 92677

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(949) 307-6883 cell

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From: Austin Mattison
To: HALLIGAN, MICHELLE
Subject: Re: Comment on the NWWAB plan
Date: Monday, August 10, 2026 4:59:44 PM
Attachments: image001.png

Yes

Best,
Austin

On Tue, Aug 4, 2026 at 4:56 PM HALLIGAN, MICHELLE <MICHELLE.HALLIGAN@costamesaca.gov> wrote:

> Hi Austin,
>
> Did you intend the email below to be a public comment on the Neighborhoods Where We All Belong Draft Program Environmental Impact Report or for a future Planning Commission meeting about Neighborhoods Where We All Belong?
>
> Michelle Halligan
>
> Senior Planner
>
> **City of Costa Mesa** | Community Development Department
> (*formerly Economic and Development Services)*
>
> 77 Fair Drive 2nd Floor| Costa Mesa | CA 92626 | (714) 754-5608
>
> **"The City of Costa Mesa serves our residents, businesses and visitors while promoting a safe, inclusive, and vibrant community."**
>
> PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS EMAIL. THANK YOU.
>
> Hi Michelle,
>
> Please pass these comments on to the Planning Commission, City Council, and the Mayor:
>
> Mayor Stephens, Council Members, and Planning Commissioners,
>
> My name is Austin Mattison, and I am a resident of West Costa Mesa. While I agree that

Costa Mesa must address housing needs—and I support thoughtful redevelopment—I am deeply concerned about the current "Neighborhoods Where We All Belong" proposal. As written, this plan disproportionately places the city's housing burden onto West Costa Mesa. This directly contradicts the core intentions of the State's Housing Element guidelines, which mandate that high-density rezoning be concentrated near major transit corridors and transportation centers, not tucked away into established, independent neighborhoods. By forcing it here, the proposal risks undermining the exact qualities that make our community one of the most unique, livable areas in Orange County.

But this is not another NIBMY email; we need more affordable housing. The problem only focuses on compliance, meanwhile ignoring aspects that will create huge future livability issues.

The City's vision heavily promotes mixed-use development as a tool to create walkable neighborhoods. However, the economic reality is very different. Because residential development yields the highest returns, developers naturally prioritize housing over retail. Consequently, projects advertised as "live-work" often deliver little to no meaningful commercial space. I see this firsthand as a resident of the Lighthouse development, where **not a single one of the 40+ units is occupied by a commercial business today.**

West Costa Mesa already possesses authentic walkability along 19th Street and Placentia Avenue, where residents can easily walk to grocery stores, coffee shops, restaurants, and entertainment venues. These organic, local businesses cannot simply be engineered later through design guidelines or ground-floor retail mandates. In fact, replacing these commercial properties with high-density residential projects will reduce walkability by forcing residents to drive farther for daily necessities.

Furthermore, this plan seriously underestimates the importance of "third places"—the informal gathering spaces that build community, culture, and social connection. West Costa Mesa’s character was built by artists, musicians, entrepreneurs, and small businesses, not by luxury apartment projects.

Local institutions like the Quonset Hut Village on 17th Street, The Wayfarer, the Tiki Bar, Wilson Coffee, MoonGoat, Eagle & Pig, and Trenta are not accidental. They exist because West Costa Mesa has historically offered older commercial buildings, industrial spaces, and modest strip centers that remain affordable enough for independent businesses to survive and grow. This is the exact environment where legendary Costa Mesa brands like Volcom and RVCA got their start.

The economics of the proposed rezoning place these invaluable community assets at immense risk. When investors can replace aging commercial properties with high-density luxury apartments, culture and creativity cannot compete with those financial returns. Over time, the artist villages, local music venues, and independent markets will disappear, replaced by high-return projects that contribute nothing to our culture.

Housing units alone do not create community; third places do. If every aging shopping center and industrial building becomes housing, we may meet state housing targets while simultaneously destroying the very ingredients that make Costa Mesa a desirable place to live.

If the City moves forward with these zoning changes, I respectfully ask that four revisions

be considered:

1. **Provide stronger protections** for existing neighborhood-serving retail centers that offer daily necessities. Don't create food deserts and more car trips.
2. **Require meaningful, economically viable commercial space** within mixed-use developments, rather than allowing token retail components that remain permanently vacant.
3. **Identify and protect cultural, artistic, and entertainment uses** that contribute directly to Costa Mesa's identity.
4. **Evaluate the cumulative impacts** of commercial and industrial land conversion on neighborhood livability, walkability, entrepreneurship, and culture—not just housing production.

Cities must evolve, but housing alone does not make a great city. The question before you should not just be how many units we can build, but what kind of city will remain once they are built. Once our unique character, local businesses, and authentic culture are lost, they cannot be rebuilt. If this plan goes forward unaltered, it will strip away the soul of our neighborhood and leave us looking no different than the endless housing of Yorba Linda or the sterile blandness of Aliso Viejo. Costa Mesa is better than that, and we can do better than this plan. I urge you to revise this proposal to protect our neighborhood-serving retail and creative spaces before they are gone for good.

Thank you for your consideration,

Austin Mattison
West Costa Mesa Resident

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Appendix D

Glossary of Housing Terms

Glossary of Housing Terms

Above-Moderate-Income Household. A household with an annual income usually greater than 120% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available legibility limits established by the U.S. Department of housing and Urban Development (HUD) for the Section 8 housing program.

Affirmatively Furthering Fair Housing (AFFH): Affirmatively Furthering Fair Housing (AFFH) is a legal requirement that federal agencies and federal grantees further the purposes of the Fair Housing Act. AFFH means "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws.

Apartment. An apartment is one (1) or more rooms in an apartment house or dwelling occupied or intended or designated for occupancy by one (1) family for sleeping or living purposes and containing one (1) kitchen.

Assisted Housing. Generally multi-family rental housing, but sometimes single-family ownership units, whose construction, financing, sales prices, or rents have been subsidized by federal, state, or local housing programs including, but not limited to Federal state, or local housing programs including, but not limited to Federal Section 8 (new construction, substantial rehabilitation, and loan management set-asides), Federal Sections 213, 236, and 202, Federal Sections 221 (d) (3) (below-market interest rate program), Federal Sections 101 (rent supplement assistance), CDBG, FmHA Sections 515, multi-family mortgage revenue bond programs, local redevelopment and in lieu fee programs, and units developed pursuant to local inclusionary housing and density bonus programs.

Below-Market-Rate (BMR). Any housing unit specifically priced to be sold or rented to low- or moderate-income households for an amount less than the fair-market value of the unit. Both the State of California and the U.S. Department of Housing and Urban Development set standards for determining which households qualify as “low income” or “moderate income.” (2) The financing of housing at less than prevailing interest rates.

Build-Out. That level of urban development characterized by full occupancy of all developable sites in accordance with the General Plan; the maximum level of development envisioned by the General Plan. Build-out does not assume that each parcel is developed to include all floor area or housing units possible under zoning regulations.

Community Development Block Grant (CDBG). A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitled communities and administered by the State Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development.

Condominium. A structure of two or more units, the interior spaces of which are individually owned; the balance of the property (both land and building) is owned in common by the owners of the individual units. (See "Townhouse.")

Covenants, Conditions, and Restrictions (CC&Rs). A term used to describe restrictive limitations that may be placed on property and its use, and which usually are made a condition of holding title or lease.

Deed. A legal document which affects the transfer of ownership of real estate from the seller to the buyer.

Density Bonus. The allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned, usually in exchange for the provision or preservation of an amenity at the same site or at another location.

Density, Residential. The number of permanent residential dwelling units per acre of land. Densities specified in the General Plan may be expressed in units per gross acre or per net developable acre.

Developable Land. Land that is suitable as a location for structures and that can be developed free of hazards to, and without disruption of, or significant impact on, natural resource areas.

Down Payment. Money paid by a buyer from his own funds, as opposed to that portion of the purchase price which is financed.

Duplex. A detached building under single ownership that is designed for occupation as the residence of two families living independently of each other.

Dwelling Unit (DU). A building or portion of a building containing one or more rooms, designed for, or used by one family for living or sleeping purposes, and having a separate bathroom and only one kitchen or kitchenette. See Housing Unit.

Elderly Housing. Typically, one- and two-bedroom apartments or condominiums designed to meet the needs of persons 62 years of age and older or, if more than 150 units, persons 55 years of age and older, and restricted to occupancy by them.

Emergency Shelter. A facility that provides immediate and short-term housing and supplemental services for the homeless. Shelters come in many sizes, but an optimum size is considered to be 20 to 40 beds. Supplemental services may include food, counseling, and access to other social programs. (See "Homeless" and "Transitional Housing.")

Extremely Low-Income Household. A household with an annual income equal to or less than 30% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

Fair Market Rent. The rent, including utility allowances, determined by the United States Department of Housing and Urban Development for purposed of administering the Section 8 Program.

Family. (1) Two or more persons related by birth, marriage, or adoption [U.S. Bureau of the Census]. (2) An Individual or a group of persons living together who constitute a bona fide single-family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind [Governor's Office of Planning and Research, General Plan Guidelines].

General Plan. A comprehensive, long-term plan mandated by State Planning Law for the physical development of a city or county and any land outside its boundaries which, in its judgment, bears relation to its planning. The plan shall consist of seven required elements: land use, circulation, open space, conservation, housing, safety, and noise. The plan must include a statement of development policies and a diagram or diagrams illustrating the policies.

Goal. A general, overall, and ultimate purpose, aim, or end toward which the City will direct effort.

Green Building. Green or sustainable building is the practice of creating healthier and more resource-efficient models of construction, renovation, operation, maintenance, and demolition. (US Environmental Protection Agency)

Historic Preservation. The preservation of historically significant structures and neighborhoods until such time as, and in order to facilitate, restoration and rehabilitation of the building(s) to a former condition.

Historic Property. A historic property is a structure or site that has significant historic, architectural, or cultural value.

Household. All those persons—related or unrelated—who occupy a single housing unit. (See "Family.")

Housing and Community Development Department (HCD). The State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of low-and moderate-income households.

Housing Element. One of the seven State-mandated elements of a local general plan, it assesses the existing and projected housing needs of all economic segments of the community, identifies potential sites adequate to provide the amount and kind of housing needed, and contains adopted goals, policies, and

implementation programs for the preservation, improvement, and development of housing. Under State law, Housing Elements must be updated every five years.

Housing Payment. For ownership housing, this is defined as the mortgage payment, property taxes, insurance, and utilities. For rental housing this is defined as rent and utilities.

Housing Ratio. The ratio of the monthly housing payment to total gross monthly income; also called Payment-to-Income Ratio or Front-End Ratio.

Housing Unit. The place of permanent or customary abode of a person or family. A housing unit may be a single-family dwelling, a multi-family dwelling, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit considered real property under State law.

Housing and Urban Development, U.S. Department of (HUD). A cabinet-level department of the federal government that administers housing and community development programs.

Implementing Policies. The City's statements of its commitments to consistent actions.

Implementation. Actions, procedures, programs, or techniques that carry out policies.

Infill Development. The development of new housing or other buildings on scattered vacant lots in a built-up area or on new building parcels created by permitted lot splits.

Jobs-Housing Balance. A ratio used to describe the adequacy of the housing supply within a defined area to meet the needs of persons working within the same area. The General Plan uses SCAG's definition which is a job total equal to 1.2 times the number of housing units within the area under consideration.

Land Use Classification. A system for classifying and designating the appropriate use of properties.

Live-Work Units. Buildings or spaces within buildings that are used jointly for commercial and residential purposes where the residential use of the space is secondary or accessory to the primary use as a place of work.

Low-Income Household. A household with an annual income usually no greater than51%-80% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

Low-income Housing Tax Credits. Tax reductions provided by the federal and State governments for investors in housing for low-income households.

Manufactured Housing. Residential structures that are constructed entirely in the factory, and which since June 15, 1976, have been regulated by the federal Manufactured Home Construction and Safety Standards

Act of 1974 under the administration of the U.S. Department of Housing and Urban Development (HUD). (See "Mobile home" and "Modular Unit.")

Mixed-Use. Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A "single site" may include contiguous properties.

Moderate-Income Household. A household with an annual income usually no greater than 81%-120% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

Monthly Housing Expense. Total principal, interest, taxes, and insurance paid by the borrower on a monthly basis. Used with gross income to determine affordability.

Multiple Family Building. A detached building designed and used exclusively as a dwelling by three or more families occupying separate suites.

Ordinance. A law or regulation set forth and adopted by a governmental authority, usually a city or county.

Overcrowded Housing Unit. A housing unit in which the members of the household, or group are prevented from the enjoyment of privacy because of small room size and housing size. The U.S. Bureau of Census defines an overcrowded housing unit as one which is occupied by more than one person per room.

Parcel. A lot or tract of land.

Planning Area. The area directly addressed by the general plan. A city's planning area typically encompasses the city limits and potentially annexable land within its sphere of influence.

Policy. A specific statement of principle or of guiding actions that implies clear commitment but is not mandatory. A general direction that a governmental agency sets to follow, in order to meet its objectives before undertaking an action program. (See "Program.")

Poverty Level. As used by the U.S. Census, families and unrelated individuals are classified as being above or below the poverty level based on a poverty index that provides a range of income cutoffs or "poverty thresholds" varying by size of family, number of children, and age of householder. The income cutoffs are updated each year to reflect the change in the Consumer Price Index.

Program. An action, activity, or strategy carried out in response to adopted policy to achieve a specific goal or objective. Policies and programs establish the "who," "how" and "when" for carrying out the "what" and "where" of goals and objectives.

Redevelop. To demolish existing buildings; or to increase the overall floor area existing on a property; or both; irrespective of whether a change occurs in land use.

Regional. Pertaining to activities or economies at a scale greater than that of a single jurisdiction and affecting a broad geographic area.

Regional Housing Needs Assessment. A quantification by the local council of governments of existing and projected housing need, by household income group, for all localities within a region.

Rehabilitation. The repair, preservation, and/or improvement of substandard housing.

Residential. Land designated in the General Plan and zoning ordinance for building consisting of dwelling units. May be improved, vacant, or unimproved. (See "Dwelling Unit.")

Residential Care Facility. A facility that provides 24-hour care and supervision to its residents.

Residential, Multiple Family. Usually three or more dwelling units on a single site, which may be in the same or separate buildings.

Residential, Single-Family. A single dwelling unit on a building site.

Retrofit. To add materials and/or devices to an existing building or system to improve its operation, safety, or efficiency. Buildings have been retrofitted to use solar energy and to strengthen their ability to withstand earthquakes, for example.

Rezoning. An amendment to the map to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

Second Unit. A self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. "Granny Flat" is one type of second unit.

Section 8 Rental Assistance Program. A federal (HUD) rent-subsidy program that is one of the main sources of federal housing assistance for low-income households. The program operates by providing "housing assistance payments" to owners, developers, and public housing agencies to make up the difference between the "Fair Market Rent" of a unit (set by HUD) and the household's contribution toward the rent, which is calculated at 30% of the household's adjusted gross monthly income (GMI). "Section 8" includes programs for new construction, existing housing, and substantial or moderate housing rehabilitation.

Shared Living Facility. The occupancy of a dwelling unit by persons of more than one family in order to reduce housing expenses and provide social contact, mutual support, and assistance. Shared living facilities serving six or fewer persons are permitted in all residential districts by Section 1566.3 of the California Health and Safety Code.

Single-Family Dwelling, Attached. A dwelling unit occupied or intended for occupancy by only one household that is structurally connected with at least one other such dwelling unit. (See "Townhouse.")

Single-Family Dwelling, Detached. A dwelling unit occupied or intended for occupancy by only one household that is structurally independent from any other such dwelling unit or structure intended for residential or other use. (See "Family.")

Single Room Occupancy (SRO). A single room, typically 80-250 square feet, with a sink and closet, but which requires the occupant to share a communal bathroom, shower, and kitchen.

Subsidize. To assist by payment of a sum of money or by the granting to terms or favors that reduces the need for monetary expenditures. Housing subsidies may take the forms or mortgage interest deductions or tax credits from federal and/or state income taxes, sale, or lease at less than market value of land to be used for the construction of housing, payments to supplement a minimum affordable rent, and the like.

Substandard Housing. Residential dwellings that, because of their physical condition, do not provide safe and sanitary housing.

Supportive Housing. Housing with no limit on length of stay, that is occupied by the target population as defined in California Health and Safety Code Section 53260(d), and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. "Target population" means adults with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people. [California Health and Safety Code Sections 50675.14(b) and 53260(d)]

Target Areas. Specifically, designated sections of the community where loans and grants are made to bring about a specific outcome, such as the rehabilitation of housing affordable by Very-Low and Low-income households.

Tax Increment. Additional tax revenues that result from increases in property values within a redevelopment area. State law permits the tax increment to be earmarked for redevelopment purposes but requires at least 20 percent to be used to increase and improve the community's supply of very low- and low-income housing.

Tenure. A housing unit is owner-occupied if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. A cooperative or condominium unit is owner-occupied only if the owner or co-owner lives in it. All other occupied units are classified as renter-occupied including units rented for cash rent and those occupied without payment of cash rent.

Townhouse. A townhouse is a dwelling unit located in a group of three (3) or more attached dwelling units with no dwelling unit located above or below another and with each dwelling unit having its own exterior entrance.

Transitional Housing. Shelter provided to the homeless for an extended period, often as long as 18 months, and generally integrated with other social services and counseling programs to assist in the transition to self-sufficiency through the acquisition of a stable income and permanent housing. (See "Homeless" and "Emergency Shelter.")

Undevelopable. Specific areas where topographic, geologic, and/or superficial soil conditions indicate a significant danger to future occupants and a liability to the City.

Acronyms Used

ACS: American Community Survey
BMPs: Best Management Practices
CALTRANS: California Department of Transportation
CEQA: California Environmental Quality Act
CHAS: Comprehensive Housing Affordability Strategy
CIP: Capital Improvement Program
DDS: Department of Developmental Services
DIF: Development Impact Fee
DU/AC: Dwelling Units Per Acre
EDD: California Employment Development Department
FAR: Floor Area Ratio
FEMA: Federal Emergency Management Agency
HCD: Department of Housing and Community Development
HOA: Homeowners Association
HUD: Department of Housing and Urban Development
LAFCO: Local Agency Formation Commission
MFI: Median Family Income
NPDES: National Pollutant Discharge Elimination System
RTFH: Regional Task Force on the Homeless
RTP: Regional Transportation Plan
SCAG: Southern California Association of Governments
SPA: Sectional Planning Area
STF: Summary Tape File (U.S. Census)
TOD: Transit-Oriented Development
TDM: Transportation Demand Management
TSM: Transportation Systems Management
WCP: Water Conservation Plan