



# PLANNING COMMISSION AGENDA REPORT

*Ull.a.*

MEETING DATE: FEBRUARY 9, 2004

ITEM NUMBER:

SUBJECT: ANNUAL REVIEW NO. 2 OF THE CITY OF COSTA MESA 2000 GENERAL PLAN

DATE: JANUARY 29, 2004

FOR FURTHER INFORMATION CONTACT: KIMBERLY BRANDT, SENIOR PLANNER  
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## DESCRIPTION

Government Code Section 65400 requires that an annual report be made to the legislative body on the status of the General Plan and progress in its implementation, including the progress in meeting its share of regional housing needs.

## RECOMMENDATION

Information only, no action is required by the Planning Commission; this report shall also be made to the City Council.

KIMBERLY BRANDT  
Senior Planner

R. MICHAEL ROBINSON  
Planning & Redevelopment Mgr.

PERRY L. VALANTINE  
Asst. Development Services Director

**BACKGROUND**

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

**ANALYSIS**

The 2000 General Plan is being implemented as documented below.

***LAND USE ELEMENT***

1. Westside Bluffs General Plan Amendment (GP-02-02) and Rezone Petition (R-02-01) were initiated in February 2002. The Westside Revitalization Oversight Committee is currently reviewing alternative processing options for recommendation to City Council.
2. Annexation of small county islands completed and effective July 1, 2003. The Local Agency Formation Commission continued action on the West Santa Ana Heights and Santa Ana Country Club islands, pending consideration of possible annexation of these areas to the City of Newport Beach.
3. Ongoing implementation of Private Property Maintenance ordinance pursuant to Objective LU-1F.
4. Ongoing implementation of the Coolidge Avenue/Fillmore Way Neighborhood Improvement Plan pursuant to Objective LU-1F.
5. Annual Development Phasing and Performance Monitoring Program approved pursuant to Policies LU-1E.4 and CIR-2C.2 (February 2004).

***CIRCULATION ELEMENT***

6. Completion of Joann-Miner Alley (No. 19) Improvements (from Fountain Way West to Fountain Way East) pursuant to Policy CIR-1A.
7. Ongoing construction of numerous street and intersection improvements pursuant to Objective CIR-1A and the Master Plan of Highways.
8. An annual review of traffic impact fee program was conducted in October 2003 pursuant to Policy CIR-2D.3. City Council and the Traffic Impact Fee Ad Hoc Committee recommended the continuation of existing traffic impact fee of \$177 per Average Daily Trip (ADT) until the next annual update.

9. Prepared Eastside Biennial Traffic Monitoring Report pursuant to Objective CIR-2C (March 2003).
10. Ongoing participation in the countywide Congestion Management Program pursuant to Objective CIR-2A.
11. Ongoing construction of new bike lanes and trails, sidewalks, curb cuts, and bus turnouts pursuant to Policies CIR-1A.1 – 1A.4 and CIR-2B.1.
12. Ongoing traffic signal coordination efforts pursuant to Policies CIR-2A.3 and CIR-2A.4.
13. Ongoing participation and coordination for the CenterLine urban rail project pursuant to Policy CIR-2C.1. Council selected the Sunflower/Avenue of the Arts "Underground" Alignment as a second locally preferred alternative and directed that the Draft Environmental Impact Report issues raised by the City, business, and/or residents be addressed during the final engineering process, to the satisfaction of the City; and that OCTA identify the alignment on Sakioka Lot 2 property within the final engineering phase (December 2003).
14. Update of City's traffic model currently underway.
15. Approved Cooperative Agreement 12-479 with the State of California Department of Transportation (CALTRANS), for improvements at Fairview Road and the I-405 Interchange, in connection with the Home Ranch Development EIR and Development Agreement DA-00-01 pursuant to Policy CIR-1A.
16. Approved Agreement with Parsons Brinkerhoff Quade Douglas, Inc., for environmental and design services for improvements at Fairview Road and the I-405 interchange pursuant to Policy CIR-1A.
17. Ongoing participation in the Santa Ana River Crossings (SARX) Study (July 2003) pursuant to Policy CIR-1A.18. City Council approved several recommendations on SARX study in July 2003, including City's opposition to the construction of Gisler Avenue and 19<sup>th</sup> Street bridges over Santa Ana River. City staff is continuing discussions with OCTA and neighboring jurisdictions on the SARX study. Several letters were sent to OCTA during 2003 providing City Council direction on SARX.

***CONSERVATION ELEMENT***

18. Adopted General Plan Amendment GP-03-01 and the 2003 Local Implementation Plan for the National Pollutant Discharge Elimination System (NPDES) pursuant to Policy CON-1D.3.

19. Approved Cooperative Agreement No. D99-128 with the County of Orange, the Orange County Flood Control District, the Irvine Ranch Water District, The Irvine Company, and the cities of Irvine, Laguna Hills, Laguna Woods, Lake Forest, Newport Beach, Orange, Santa Ana, and Tustin, to fund water quality studies in the Newport Bay watershed pursuant to Policy CON-1B.2.
20. Prepared Annual City Employee Rideshare Program analysis pursuant to Policy CON-1E.3 (June 2003).
21. Ongoing participation in countywide Air Quality Technical Assistance Program and the Orange County Council of Governments Technical Advisory Committee pursuant to Policy CON-1E.1.
22. Approved the purchase of five new 2003 hybrid gasoline/electric vehicles pursuant to Policy CON-1E.3.

***OPEN SPACE AND RECREATION ELEMENT***

23. Completed construction of the Ketchum-Libolt Park pursuant to Policy OSR-1A.14 (January 2004).
24. Awarded contract for the construction of site improvements at Hamilton Street Community Garden pursuant to Policy OSR- 1A.14 (January 2004)
25. Adopted resolution approving the submittal of the Joann Street Bike Trail Project under the Orange County Transportation Authority's (OCTA) Transportation Enhancement Activities (TEA) Program for Fiscal Year 2003-2004 and Fiscal Year 2004-2005 (April 2003).
26. Adopted Master Plan for TeWinkle Park (October 2003); Approved an agreement for the design of a skateboard facility at TeWinkle Park. (January 2004)
27. Ongoing implementation of the Fairview Park Master Plan.
28. Approved Design and Construction of Landscape and Bicycle Trail Improvements on the West Side of the Southbound Newport Boulevard Frontage Road between Arlington Drive and Fair Drive adjacent to the Orange County Fairgrounds (July 2003).

***SAFETY ELEMENT***

29. Update of the City's Master Plan of Drainage in process.

**COMMUNITY DESIGN ELEMENT**

30. Completed landscape medians on Coolidge Avenue between Baker Street and Paularino Avenue pursuant to Policy CD-1A.1 (May 2003).

**HOUSING ELEMENT**

31. Six units under construction for Habitat for Humanity on Pomona Avenue. These will be ownership units for "very-low income" households pursuant to Goal HOU-4.
32. Continued implementation of the single-family and rental rehabilitation programs pursuant to Goal HOU-1 (ongoing).
33. Completed the Affordable Housing and Home Investment Partnership Agreement with Civic Center Barrio Housing Corporation pursuant to Policy HOU-2.4 (August 2003). Half of the former tenants were relocated back into the building. The building is currently fully occupied with a total of 6 units.
34. Approved a General Plan amendment screening request for the consideration of a Low Density Residential designation on a 1.1-acre parcel, currently designated as General Commercial and High Density Residential pursuant to Policy HOU-3.1 (December 2002). Habitat for Humanity has submitted plans to develop the site with 8 affordable single-family homes.
35. Between 1998 and 2003, the City approved 480 residential units and finalized the permits on the construction of 245 units. In 2003, the approval of 174 residential units was pending

Attachment: 1. Housing Program Status

cc: Deputy City Manager - Dev. Svcs.  
Sr. Deputy City Attorney  
City Engineer  
Fire Protection Analyst  
Staff (4)  
File (2)

**ATTACHMENT 1**

**2003 HOUSING PROGRAM STATUS**



# CITY OF COSTA MESA



## HOUSING PROGRAM STATUS (January 2003 – December 2003)

Housing Program Action	Current Status
ZONING ENFORCEMENT	In an effort to preserve existing neighborhoods in the community, and at the request of the City Council and the Planning Commission to implement a Rental Housing Improvement Program, a Pilot Rental Housing Inspection Program was initiated in the City's "Westside", specifically Police Reporting District 9. This task was a joint venture effort between the Housing and Community Development Division and the Code Enforcement Division. The Pilot Program was in effect between September 1, 2002 and October 31, 2003, and upon completion was characterized as being a moderate success given the duration of the program and the use of existing resources and staff. A progress report was presented to the Planning Commission in December 2003. A second progress report will be presented in 2004.
DEVELOPMENT REVIEW	On-going through the Planning Division, in order to protect residential uses from incompatibility.
PUBLIC NUISANCE ABATEMENT	On-going through various divisions and departments.
HOUSING REHABILITATION	On-going assistance through the Housing and Community Development Division for both rental and owner-occupied units. Also the Housing and Community Development Division provides assistance with the purchase and rehabilitation of rental units by non-profit organizations to operate as affordable to low and very-low income tenants. Since 1998, 15 units have received rental rehabilitation loans, 26 units have received single-family loans and 82 have received single-family (including single-family and mobile homes) grants.
MOBILE HOME PARK PRESERVATION	Financial assistance is on-going. The program has provided rehabilitation grants to 57 mobile homes since 1998. The zoning code does require a discretionary review and approval process for conversion to another land use.
INCENTIVES FOR AFFORDABLE HOUSING	Implementing ordinance in effect; 144 units currently exist in the City as a result of this ordinance.
MANUFACTURED HOUSING	Standards incorporated into zoning code offer development review streamlining through staff level processing; adopted May 1998.
GRANNY FLATS	Implementing ordinance has been adopted; 8 units were constructed and 13 units were approved between 1998 and 2003, and 15 units were constructed between 1989 and 1994.
ACCESSORY APARTMENTS	Legalization of a 1 accessory apartment in 2003 that was built in the 1960's.

Housing Program Action	Current Status
FEDERAL/STATE HOUSING PROGRAMS	On-going. 44 single- and multiple-family units constructed over the last 5 years through a combination of public/private partnerships.
HOUSING ASSISTANCE	On-going Section 8 and voucher assistance through OCHA, 473 households were assisted between 7/1/01 and 6/30/02.
SHARED HOUSING	On-going referrals to outside agencies: approximately 100 households are matched per year or 9-12 households a month.
ZONING ORDINANCE REVIEW	Ongoing. Reduced impacts on housing costs through a Zoning Administrator Ordinance that increased the level of staff action and streamlines development review; adopted May 1998. Major review of residential development standards and review procedures adopted in July 2001 and amended in October 2003.
OPPORTUNITIES FOR FIRST-TIME HOMEBUYERS (FTHB)	Small lot single-family standards have been adopted. The Housing and Community Development Division has established a Mortgage Credit Certificate Program for first-time homebuyers. The City assisted 50 FTHB since the inception of the program in November 1998 through December 2003.
LAND ACQUISITIONS	Habitat for Humanity developed a surplus lot on Del Mar Avenue with 3 single-family units, for a total of 5 units that have been constructed on City-owned surplus property. Habitat for Humanity is also constructing 6 attached single-family units on Pomona Avenue; the City provided financial assistance in the land acquisition.
MIXED USE DEVELOPMENTS	The General Plan allows a mix of commercial and residential uses with numerous land use districts. 167 SRO units have been developed in the mixed-use Commercial-Residential designation adopted in 1998. During 2002 through early 2004, the City considered the development of 161 single-family attached condominium units in a Planned Development Commercial Zone (1901 Newport Blvd.); the final approval was for 145 units, of which 12 units must be affordable units. In 2001, the City approved a rezone of a .36-acre parcel from C1 to R2-MD in the Commercial-Residential designation. In 2003, the City developed a draft concept plan for a mixed-use overlay zone on Bristol Street. If these study efforts on mixed-use zoning are continued, the City may enact development standards for mixed-use zoning in 2004.
HOUSING SUPPLY IMPACT ASSESSMENT	On-going.
REZONE REVIEW	A site-specific rezone was approved in early 2004 that allowed the construction of 145 additional units on property that previously only allowed commercial development (1901 Newport Boulevard).
DEVELOPMENT MONITORING PROGRAM	On-going.
CDBG FUNDING FOR HOMELESS SHELTER	On-going assistance.
ADEQUATE SITES.	Inventory updated in 2002 and is available as a Technical Appendix to the 2000 General Plan.

Housing Program Action	Current Status
SINGLE-ROOM OCCUPANCY HOTELS	Policy has been adopted; three projects are completed and occupied for a total 225 units; including 71-unit senior citizen units. In 2001, a 20-unit expansion to the Senior SRO located at 2072/2080 Newport Blvd. was approved. The building permits for the 20-unit Senior SRO project were released December 16, 2003.
FAIR HOUSING ASSISTANCE	The City is a member of a region-wide effort to ensure equal access to housing. Generally, activities have included investigation, resolution and education.
INCENTIVES FOR AFFORDABLE SPECIAL NEEDS HOUSING	Accessibility is now required through ADA standards. A 50 percent density increase for construction of very-low income senior housing is provided in the Density Bonus Program. In 2001, a 20-unit expansion to the Senior SRO located at 2072/2080 Newport Blvd. was approved. The permits for the 20-unit Senior SRO project were released December 16, 2003.
CONDOMINIUM CONVERSION	On-going.
MOBILE HOME PARK CONVERSION ORDINANCE	Ongoing. The City is currently updating its ordinance to address mobile home park closures and to provide more specificity to the City's procedures and requirements.
PRESERVATION OF AT-RISK HOUSING	2-unit density bonus project expired in 2000. A rezone was approved in 2002 for 1901 and 1903 Federal Avenue to preserve 2 existing single-family homes.
DENSITY BONUS COMPLIANCE MONITORING	Annual review conducted to ensure compliance. As of the end of 2002, 144 density bonus units exist in the City. As of the end of 2003, all of the 28 properties participating in the Density Bonus Program are in compliance with the program's requirements in terms of maximum affordable rental rates.