



PLANNING COMMISSION AGENDA REPORT

VI.1

MEETING DATE: MARCH 10, 2008

ITEM NUMBER:

SUBJECT: 2007 ANNUAL REVIEW OF THE COSTA MESA 2000 GENERAL PLAN

DATE: FEBRUARY 26, 2008

FOR FURTHER INFORMATION CONTACT: REBECCA ROBBINS, ASSISTANT PLANNER
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DESCRIPTION:

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

Pursuant to state law, the 2007 Annual Review of the Costa Mesa General Plan investigates and reports to the City Council and Planning Commission the progress in implementing the General Plan. The 2007 Annual Report is attached under separate cover.

RECOMMENDED ACTION:

Receive and file 2007 Annual Report as information item. This report will be forwarded to City Council for information purposes.

REBECCA ROBBINS
Assistant Planner

KIMBERLY BRANDT, AICP
Assistant Development Services Director

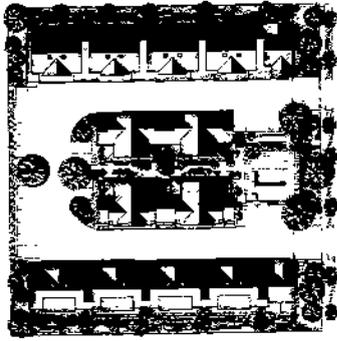
Attachment: 2007 Annual Report (under separate cover)

cc: Deputy City Manager - Dev. Svs. Director
Deputy City Attorney
Public Services Director
Raja Sethuraman, Associate Engineer
Staff (4)
File (2)



2007 Annual Report

*An Annual Review of the
Costa Mesa 2000 General Plan*



City of Costa Mesa
Development Services Dept.
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BACKGROUND

On June 29, 1953, the City of Costa Mesa was incorporated as a general law city led by a City Council-Manager form of government. The City of Costa Mesa originally consisted of an area of 3.5 square miles and general population of 16,840. By 2006, the population has risen to 113,000 persons and the land area to 16 square miles.

The City adopted its first General Plan in 1957 and its second General Plan in 1970. The General Plan was comprehensively amended in 1981 and again in 1992. Since the 1990 General Plan represented several years of public input and community meetings, the City Council decided to update its technical data and format for the creation of the 2000 General Plan.

On January 22, 2002, the City Council adopted the Costa Mesa 2000 General Plan. The 2000 General Plan recognizes the community's diverse evolution of residential neighborhoods, its regional commercial influence, and its recreational amenities.

ANALYSIS

Government Code Section 65400

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

Pursuant to State law, the 2007 Annual Review of the Costa Mesa General Plan reports to the City Council and Planning Commission the progress in implementing the General Plan. The 2007 Annual Review includes the following elements:

1. *Table 1* (Annual Review Summary) describes the status of the 2000 General Plan goals, objectives, and policies and progress towards implementing the City's blueprint for land use development in 2007.
2. *Tables A, B, and C* (Housing Program Status Report) summarizes the City's progress in meeting its share of regional housing needs, pursuant to State Government Code Section 65584 and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing.
3. The conclusion describes the effectiveness of the 2000 General Plan.

2000 General Plan – Goals, Objectives, and Policies

The 2000 General Plan goals, objectives, and policies are synthesized in a comprehensive document (attached as Appendix A). A goal is defined as a broad vision of what the community wants to achieve or provide to residents, landowners, business owners and tourists. It is a statement of a desired condition based on community values. Goals are general in nature and usually timeless. A policy is a specific statement that guides decision-making. It indicates a commitment of the City to a particular course of action. A policy is based on and helps implement a goal.

CONCLUSION

The Costa Mesa 2000 General Plan continues to serve as an effective guide for orderly growth and development, preservation and conservation of open space land and natural resources, and efficient expenditure of public funds. The General Plan was last amended on September 24, 2007. As illustrated in Tables 1, A, B, and C completed projects are in conformance with the General Plan's goals, objectives, and policies for each respective element. Furthermore, significant progress on various public works projects or private developments are also in accordance with the 2000 General Plan. The City's legislative bodies have used the 2000 General Plan as the primary source of long-range planning and policy direction. Future work activity that is consistent with these efforts will continue to guide growth and preserve the quality of life within the community.



Table 1 – Annual Review

Table 1 – Annual Review

Description of City Action	Status/ Progress of Implementation	Applicable General Plan Goal, Objective, or Policy
LAND USE ELEMENT		
Pursuing annexation of areas in the City's sphere of influence, but to further discuss areas: Santa Ana Country Club and south of Mesa Drive.	Ongoing	Policy LU-3A.1
Prepared 2006 Development Phasing and Performance Monitoring Program (DPPMP) Report.	Nov. 2007	Policy LU1E.4 and Objective CIR-2C
Received 2006 Annual Report (fifth edition) of Costa Mesa 2000 General Plan.	April 2007	Goal LU-1
Adopt Resolution 07-84 approving GP-07-04 amending General Plan Land Use Element and Land Use Map to remove the West Santa Ana Heights from the City of Costa Mesa's sphere of influence.	November 2007	Objective LU-A.1
Implement the Private Property Maintenance Ordinance (Title 20).	Ongoing	Objective LU-1F
Implement the Coolidge Avenue/Fillmore Way Neighborhood Improvement Plan pursuant to Objective LU-1F.	Ongoing	Objective LU-1F
<p>Urban Plan documents for SoBECA and Westside areas were adopted on April 4, 2006 (Ordinance 06-10, 06-11) and amendment to expand the boundary for 7 additional parcels on August 1, 2006 (Ordinance 06-15).</p> <p>By Year 2025, the SoBECA Urban Plan is anticipated to result in a total of 455 new residential units (including 171 live/work units), a reduction of 68,115 commercial square feet, and a reduction of 75,477 light industrial square feet.</p> <p>By Year 2025, the Westside Urban Plans are anticipated to result in 3,069 new residential units (including 1,398 live/work units), a reduction of 285,818 commercial square feet, and a reduction of 2,386,448 light industrial square feet.</p>	Submittals Ongoing	Goal GM-1 and Policy GM-1A.1 and Objective LU-2A and Goal CD-9
CIRCULATION ELEMENT		
Adopt Resolution 07-43 approving General Plan amendment GP-07-01 which amends the circulation Element of the 2000 General Plan to redesignate Gisler Avenue and Gisler Bridge over the Santa Ana River from secondary arterial to right-of-way reserve.	May 2007	Objective CIR-1A.20
Budget Adjustment No. 07-078 appropriating funds to the capital improvement project account for the Flood Control Channel Multipurpose Trail.	June 2007	CIR-1A.16 & CIR-1A.19

Table 1 – Annual Review

Description of City Action	Status/ Progress of Implementation	Applicable General Plan Goal, Objective, or Policy
Approve for Measure M eligibility, the City's Maintenance Effort for Fiscal Year 2007-2008 and the City's Seven-Year Capital Improvement Program for Fiscal Year 2007-2008 to 2013-2014.	June 2007	Goal CIR-1 and Policy GM-1A.5 and GM-1A.6
Adopt Resolution 07-62 ordering the vacation of excess right-of-way at 540-544 Victoria Street.	June 2007	Goal CIR-1A.6
Agreement for right-of-way acquisition and escrow instructions with Superior 17 th LLC for a portion of property at 1726 Superior Avenue for the Newport Boulevard Improvement Project.	July 2007	Policy CIR-1A.7
Adopt Resolution 07-67 ordering the vacation of Paularino Avenue between Airway Avenue and John Wayne Airport.	August 2007	Goal SAF-1 and Goal LU-2-1
Adopt Resolution 07-76 to ordering the vacation of alley No. 128	October 2007	Goal SAF-1 and Goal LU-2
Adopt Resolution 07-77 continuing the Citywide Traffic Impact Fee for new development and the related Annual Review of the Citywide Traffic Impact Fee Program and Capital Improvement Plan for Transportation Improvements.	October 2007	Objective CIR-2C
Adopt Resolution 07-90 certifying that the City has the resources to fund the projects submitted for inclusion in the FY 2008/2009 – 2011/2012 Regional Transportation Program and affirming its commitment to implement all of the projects submitted in the program.	December 2007	Objective CIR-1A
Participate in the countywide Congestion Management Program	Ongoing	Objective CIR-2A
Construct new bike lanes and trails, sidewalks, curb cuts, and bus turnouts	Ongoing	Policies CIR-1A.1 – 1A.4 and CIR-2B.1.
Traffic signal coordination efforts	Ongoing	Policies CIR-2A.3 and CIR-2A.4
Coordination with OCTA on various regional transportation projects such as Measure M Reauthorization, I-405 Major Investment Study and Central County Corridor Study.	Ongoing	Objective CIR-2A
Rehabilitation of streets citywide	Ongoing	Objective CIR-2C
Construction of numerous street and intersection improvements and the Master Plan of Highways.	Ongoing	Objective CIR-1A
GROWTH MANAGEMENT ELEMENT		
<i>(See Urban Plan documents in Land Use Element section.)</i>		

Table 1 – Annual Review

Description of City Action	Status/ Progress of Implementation	Applicable General Plan Goal, Objective, or Policy
HOUSING ELEMENT		
<i>(See attached Housing Program Status sheet for more information.)</i>		
CONSERVATION ELEMENT		
Conservation Easement with the Orange County Flood Control District and the United States Army Corps of Engineers (USACE) for the construction of Wetlands and Riparian Habitat of Fairview Park.	September 2007	Goal CON-1 and Policy CON-1D.2
Adopt Resolution 07-71 to modify building and construction fees to establish and promote a Green Building Program.	September 2007	Goal CON-1 and Objective CD-1C.3
Participate in the Countywide Air Quality Technical Assistance Program and the Orange County Council of Governments Technical Advisory Committee.	Ongoing	Policy CON-1E.1
Purchase hybrid gasoline/electric vehicles	Ongoing	Policy CON-1E.3
NOISE ELEMENT		
Repair/construction of sound walls along major arterials.	Ongoing	Goal N-1
SAFETY ELEMENT		
Approve agreement with the County of Orange, for the services of one Gang Prevention and Suppression Officer.	June 2007	Goal CD-14 and Objective CD-14
Purchase for mobile data broadband equipment and services for all public safety vehicles (Police and Fire).	August 2007	Objective SAF1
Accept Urban Area Security Initiative (UASI) funds, from the Fiscal Year 2006 Governor's Office of Homeland Security Grant Program for the purchase of five laptops for the Costa Mesa's Emergency Operations Center (EOC).	August 2007	Goal SAF1
Accept 2005 Buffer Zone Protection Plan (BZPP) federal grant funds, for the purchase of one surveillance camera and supporting hardware.	September 2007	Goal SAF1
Adopt Resolution 07-70 for agreement with the County of Orange to Transfer Property and Funds for Fiscal Year 2006-2007 Homeland Security Grant Program and appointing an authorized agent for obtaining grant monies, equipment, or services.	September 2007	Goal SAF1
Memorandum of Understanding (MOU) with Newport-Mesa Unified School District for the extension of the School Resource Officer Program providing for two additional officers.	September 2007	Goal CD-14 and Objective CD-14
Approved Purchase Agreement for the acquisition of 49 in-car digital video recording systems for the Police Department.	November 2007	Goal CD-14 and Objective CD-14

Table 1 – Annual Review

Description of City Action	Status/ Progress of Implementation	Applicable General Plan Goal, Objective, or Policy
COMMUNITY DESIGN		
Completion of installation of monument signs at Estancia Park and on Adams Avenue near the west City limit.	February 2007	Objectives CD-3.1 and CD-3.2
Completion of Theater and Arts District landscape improvements.	August 2007	Policy CD-1A.1
Completion of East 17 th Street landscape improvements between Orange Avenue and 500 feet east of Santa Ana Avenue.	November 2007	Goal CD-1 and Policy CD-1A.1
Completion of Bristol Street/ I-405 Landscaping Project.	December 2007	Objective CD-1A.1
OPEN SPACE/RECREATION ELEMENT		
Adopt Resolution 07-20 authorizing the acquisition of 261 Monte Vista Avenue in Costa Mesa for open space/recreation.	February 2007	Policy OSR-1A.3
Completion of Picnic Shelter Demolition and Replacement at Wakeham Park.	October 2007	Policy OSR-1A.10
Completion of concrete replacement at Estancia Park and Gisler Park.	November 2007	Policy OSR-1A.10
Adopt Resolution 06-64 authorizing participation in and accepting a grant for Santa Ana River Habitat and Recreational Planning.	Ongoing	Goal OSR-1A
HISTORIC/CULTURAL RESOURCES ELEMENT		
Adopt Resolution 07-26 to place the Huscroft House on the City's Local Historic Register.	March 2007	Goal CD-11



Table A1 – Annual Building Activity Report

Housing Development Information							Housing with Financial Assist. and/or Deed Restrictions	Housing without Financial Assist. or Deed Restriction		
Project	Unit Category	Tenure R=Renter O=Owner	4 Affordability by Household Incomes				5 Total Units	6 Assist.	7 Deed Restrictions	8
			Very Low	Low	Moderate	Above Moderate				
439-202-11		R		1			1			1
(9) Total of Above Moderate from Table A2 > > >						61	61			
(10) Total by income units (Field 5) Table A				1			61	62		

Table A2 – Annual Building Activity Above Moderate-Income Units

	Single Family	2-4 Units	5+ Units	Second Unit	Mobile Homes	Total
No. of Units Permitted for Above Moderate	59	2	0	0	0	61



Table B – Regional Housing Needs Allocation Progress

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.	RHNA Allocation by Income Level	2006	2007	2008	2009	2010	2011	2012	2013	2014	Total Units to Date (all years)	Total Remaining RHNA by Income Level
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted											337
	Non-deed restricted	16									16	
Low	Deed Restricted											276
	Non-deed restricted	12	1								13	
Moderate	Deed Restricted											
	Non-deed restricted											
Above Moderate		72	61								133	577
Total RHNA by COG. Enter allocation number.		1,682										1,190
Total Units		100	62									
Remaining Need for RHNA Period												



Table C – Housing Program Status



City of Costa Mesa
Table C1 - Housing Program Status
(January 2007 – December 2007)



Housing Program Action	Current Status
DEVELOPMENT REVIEW	Ongoing through the Planning Division, in order to protect residential uses from incompatibility.
PUBLIC NUISANCE ABATEMENT	Ongoing through various divisions and departments.
HOUSING REHABILITATION	<p>Ongoing 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.</p> <p>During FY 06-07 rehabilitation of 39 owner-occupied units was completed. Rehabilitation of an additional 12 owner-occupied units was also initiated during the reporting period but not completed. The Neighbors for Neighbors community clean up program, which has been in existence since 1993 has also assisted approximately 195 mobile homes, rental units and single-family homes throughout the City.</p>
MOBILE HOME PARK PRESERVATION	Financial assistance is ongoing. The City completed 25 mobile home rehabilitation projects during FY 06-07 and another 3 are underway. The zoning code does require Planning Commission approval to convert to another land use.
INCENTIVES FOR AFFORDABLE HOUSING	Implementing ordinance in effect, 144 density bonus units currently exist in the City as a result of this ordinance.
MANUFACTURED HOUSING	Standards incorporated into zoning code offer development review streamlining through staff level processing; adopted May 1998.
GRANNY FLATS	Implementing ordinance has been adopted; 1 unit was constructed and 1 unit was approved in 2007.

Housing Program Action	Current Status
ACCESSORY APARTMENTS	No accessory apartment was approved or constructed in 2007.
FEDERAL/STATE HOUSING PROGRAMS	Ongoing. 48 single- and multiple-family units constructed over the last several years through a combination of public/private partnerships. In 2006, the City negotiated an Affordable Housing Agreement with St. John's Manor LLP for the Acquisition and rehabilitation of 36 affordable senior units for an additional 55 years. Construction was underway during FY 2006-2007.
HOUSING ASSISTANCE	Ongoing Section 8 and voucher assistance through OCHA, 463 households were assisted during FY 2006-2007.
SHARED HOUSING	No programs are offered by the City, Senior Center, or County.
ZONING ORDINANCE REVIEW	Ongoing. See Mixed-Use Developments.
OPPORTUNITIES FOR FIRST-TIME HOMEBUYERS (FTHB)	Small lot single-family standards have been adopted. The Housing and Community Development Division has established a Mortgage Credit Certificate Program for first-time homebuyers. One moderate-income family was assisted in 2006-2007.
LAND ACQUISITIONS	No land acquisitions occurred in 2007.
MIXED USE DEVELOPMENTS	A Mixed-Use Overlay District has been approved for the Bristol Street corridor area and Westside Costa Mesa. This overlay district, in conjunction with Urban Plan documents, will allow mixed-use development opportunities, and potentially 4,226 additional units by the year 2025.
HOUSING SUPPLY IMPACT ASSESSMENT	Ongoing.
REZONE REVIEW	The following rezone applications were approved in 2007 that increase housing opportunities by 1,389 units: (1) General Plan Amendment GP-06-02 for the North Costa Mesa High-Rise Residential Projects for site specific densities; (2) General Plan Amendment GP-06-03 for 3350 Avenue of the Arts for a site specific density; (3) Rezone R-06-04 for 2460/2472 Newport Boulevard from C1 to PDR-HD (4) Rezone R-07-01 for 511 Hamilton, 2089/2099 Harbor Boulevard from C1 to PDC; and (5) Rezone R-07-02 for 372, 378, 382 Victoria Street from R2-HD and R3 to PDR-HD.
DEVELOPMENT MONITORING PROGRAM	Ongoing activity.
CDBG FUNDING FOR HOMELESS SHELTER	Ongoing assistance for 117 homeless families and individuals from such organizations as Human Options, Collette Children's Home, Women Helping Women, CSP and Mercy House.

Housing Program Action	Current Status
ADEQUATE SITES.	Inventory updated in 2007 and is available as part of the draft Housing Element.
SINGLE-ROOM OCCUPANCY HOTELS	Policy has been adopted; three projects are completed and occupied for a total 247 units; including 91-unit senior citizen units.
FAIR HOUSING ASSISTANCE	The City is a member of a region-wide effort to ensure equal access to housing. Generally, activities have included investigation, resolution and education.
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.
COMMON INTEREST DEVELOPMENTS	In 2007, 14 common interest developments were approved for a total of 374 units.
CONDOMINIUM CONVERSIONS	In 2007, 8 developments were approved to convert apartments to condominiums for a total of 88 units.
PRESERVATION OF AT-RISK HOUSING	The City is currently in negotiations with Bethel Towers, an 18-story low-income senior building with 270 units. The City is working with the owner of the building to provide wet fire protection in exchange for long-term affordability covenants.
DENSITY BONUS COMPLIANCE MONITORING	Annual review conducted to ensure compliance. 144 density bonus units exist in the City. As of 2007, 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.



City of Costa Mesa
Table C2 - Housing Program Status
(January 2007 – December 2007)

Housing Element Programs	Affordability by Household Incomes				Total Units	
	Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income		
HOUSING REHABILITATION- OWNER	5	34	0	0	39	
HOUSING REHABILITATION- RENTER	0	0	0	0	0	
HOUSING REHABILITATION- NEIGHBORHOOD IMPROVEMENT	0	0	0	0	0	
MOBILE HOME REHABILITATION	24	1	0	0	25	
AFFORDABLE HOUSING CONSTRUCTION	0	0	0	0	0	
GRANNY FLATS AND ACCESSORY APARTMENTS	0	1	0	0	1 (Approved) 1(Constructed)	
FIRST-TIME HOMEBUYER	0	0	1	0	1	
NEW SINGLE ROOM OCCUPANCY HOTEL ROOMS	0	0	0	0	0	
PRESERVE AT-RISK UNITS	0	0	0	0	0	
CONDOMINIUM CONVERSIONS APPROVED	N/A				88	
MIXED-USE DEVELOPMENTS	SOBECA	N/A				0
	WESTSIDE	0	0	156	0	156
REZONE REVIEW				1,389	1,389*	

* 1,359 of the total units are from the North Costa Mesa High-Rise Residential Projects and 3350 Avenue of the Arts.



CITY OF COSTA MESA

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DEVELOPMENT SERVICES DEPARTMENT

**FOR ATTACHMENTS NOT INCLUDED IN THIS REPORT,
PLEASE CONTACT THE PLANNING DIV. AT (714)754-5245.**