PLANNING COMMISSION AGENDA REPORT

V.2

MEETING DATE: FEBRUARY 8, 2010 ITEM NUMBER:

SUBJECT: 2009 ANNUAL REVIEW OF THE COSTA MESA 2000 GENERAL PLAN

DATE: JANUARY 25, 2010

FOR FURTHER INFORMATION CONTACT: MINOO ASHABI (714) 754-5610
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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 seventh annual review of the 2000 General Plan.

Pursuant to state law, the 2009 Annual Review of the Costa Mesa General Plan investigates and reports to the City Council the progress in implementing the General Plan. The 2009 Annual Report is attached under separate cover.

RECOMMENDED ACTION:

Receive and file 2009 Annual Report as an information item.

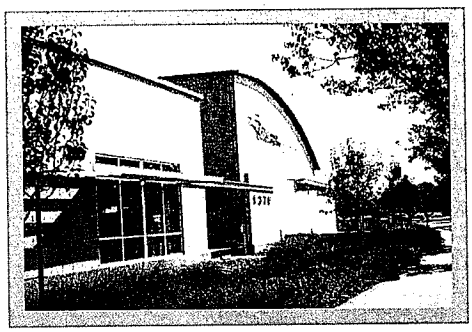
MINOO ASHABI, AIA
Senior Planner

KHANH NGUYEN
Acting Asst. Development Svs. Director

Distribution: Acting Development Svs. Director
Deputy City Attorney
Public Services Director
City Engineer
Fire Protection Analyst
Staff (4)

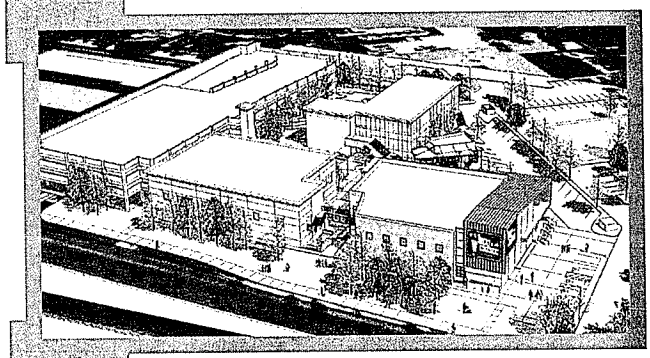
Attachment: 2009 Annual Report (under separate cover)

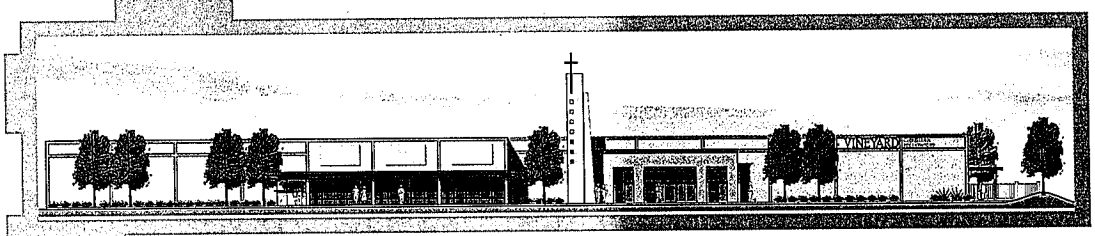
File: 020810GPReview2010	Date: 012810	Time: 9:45 a.m.



2009 Annual Report

An Annual Review of the
Costa Mesa 2000 General Plan





Costa Mesa
City of Costa Mesa
Development Services Dept.
77 Fair Drive
Costa Mesa, CA 92628

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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 2010, the population has risen to over 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 seventh annual review of the 2000 General Plan.

Pursuant to State law, the 2009 Annual Review of the Costa Mesa General Plan reports to the City Council the progress in implementing the General Plan. The 2009 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 2009.

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 in November 2008 to include procedures for new development in proximity to Heliports and Helistops consistent with the requirements of Airport Land Use Commission (ALUC). Please refer to Table 1 – Land Use Element for a list of all General Plan amendments.

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		
Prepared 2009 Development Phasing and Performance Monitoring Program (DPPMP) Report.	To be completed February/March 2010	Policy LU-1E.4 and Objective CIR-2C
Received 2009 Annual Report (sixth edition) of Costa Mesa 2000 General Plan.	February 2010	Goal LU-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
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). 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. 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.	Submittals Ongoing Two projects including 190 residential units approved in 2007 and 2008 One mixed-use project with 58 residential units in planning process. Urban master screening for plan for a 44-unit small detached development was approved to proceed by City Council in October 2009	Goal GM-1 and Policy GM-1A.1 and Objective LU-2A and Goal CD-9
CIRCULATION ELEMENT		
Approved for Measure M eligibility, the City's Maintenance Effort for Fiscal Year 2009-2010 and the City's Seven-Year Capital Improvement Program for Fiscal Year 2009-2010 to 2015-2016.	June 2009	Goal CIR-1 and Policy GM-1A.5 and GM-1A.6
Adopted Resolution 09-67 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 2009	Objective CIR-2C
Participate in the countywide Congestion Management Program	Ongoing	Objective CIR-2A

Table 1 – Annual Review

Description of City Action	Status/ Progress of Implementation	Applicable General Plan Goal, Objective, or Policy
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: Costa Mesa – Santa Ana Signal Coordination Project – Project ongoing. Completed coordination of Harbor Boulevard and Fairview Road across jurisdiction boundaries. Coordination of Bristol Street, Bear Street and Sunflower Avenue underway.	Ongoing	Policies CIR-2A.2, 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 and alleys citywide. **Street Rehabilitations:** Citywide Residential Rehabilitation Project, (Prop 1B Project) Completed in November 2009 Citywide Slurry Seal Project, completed in August 2009 Sunflower Avenue, completed in July 2009 Century Place, Howard Way and East 16th Street, completed in September 2009 18th Street, completed in November 2009 South Coast Drive, completed in December 2009 Orange Avenue, completed in December 2009 Rehabilitation of Parking District No. 1, completion date: January 2010 Vanguard Avenue, completion Date: March 2010 Bear Street, completion Date: March 2010 **Alley Improvements:** Rehabilitation of five Alleys, completed in October 2009 Rehabilitation of Alley No. 109, completed in October 2009	Ongoing	Objective CIR-2C
Approved grant for "Safe Routes to School" projects to improve Broadway for access to Mariners Elementary School.	September 2009	Objective CIR-1A.3 and CIR-1A.15
Completed "Safe Routes to School" project at 14 school sites: • Radar speed sign installations (14) • Suggested Route to School Maps Update – All schools • Enhanced crosswalks – Various locations • Count-down pedestrian traffic signals – Various locations • Flashing crosswalks – 3 Locations • Access ramp improvements – Various locations	December 2009	Objective CIR-1A.3 and CIR-1A.15
Awarded preliminary engineering services contract for Harbor Boulevard – Adams Avenue intersection improvements – SARX mitigation	Ongoing	CIR-1A.18
Ongoing coordination with OCTA and Caltrans on continuation of the SR-55 Access Study.	Ongoing	CIR-2A.1

Table 1 – Annual Review

Description of City Action	Status/ Progress of Implementation	Applicable General Plan Goal, Objective, or Policy
Completed construction of Newport Boulevard Improvements between 19th Street and 17th Street.	November 2009	CIR-1A
GROWTH MANAGEMENT ELEMENT		
(See Urban Plan documents in Land Use Element section.)		
HOUSING ELEMENT		
Adopted Resolution 08-62 certifying final Supplemental Environmental Impact Report and adopting General Plan GP-08-03 for the proposed 2008-2014 Housing Element. The Housing Element was certified by California Department of Housing and Community Development on September 17, 2008. *(See attached Housing Program Status sheet for more information.)*		

Table 1 – Annual Review

Description of City Action	Status/ Progress of Implementation	Applicable General Plan Goal, Objective, or Policy
CONSERVATION ELEMENT		
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
COMMUNITY DESIGN ELEMENT		
Approved Purchase Agreement for the acquisition of 49 in-car digital video recording systems for the Police Department.	completed in 2009	Goal CD-14 and Objective CD-14
Completion of Fairview/I-405 Interchange Landscape Enhancement Project.	Spring 2010	Objective CD-1A.1
SR-55/Gateway Landscape Enhancement Project	Study completed 2010	Objective CD-1A.1
Build Green Incentive Program	Ended June 30, 2009. Due to budget constraints the program was not extended for FY 09-10.	Objective CD-6 Goal CON-1
SAFETY ELEMENT		
Code amendment for an update to the City's floodway and floodplain ordinance consistent with the federal and state requirements.	Effective February 2010	Objective SAF-1A.4
OPEN SPACE/RECREATION ELEMENT		
Master planning of certain fields of Newport Mesa Unified Schools	Ongoing	Policy OSR-1A.10
Brentwood Park Master Plan and design	Ongoing	Policy OSR-1A.16 Policy OSR-1A.1
Approved Santa Ana River "Vision Study" for habitat restoration and passive activities and trail lines along Santa Ana River.	Study completed 2009	Policy OSR-1A

Table 1 – Annual Review

Description of City Action	Status/ Progress of Implementation	Applicable General Plan Goal, Objective, or Policy
Implement Fairview Park Master Plan The following elements were completed in 2009: • Planted 17-acres of wetland and riparian habitat along the historical Placentia Drain • Bluff stairs from upper mesa to lower Fairview Park • Gathering areas, pedestrian trails, and delineation fencing throughout the upper mesa. • Installed delineation fencing around the large vernal pool	Ongoing	Policy OSR- 1A.12 CON-1D
Implement TeWinkle Park Master Plan.	Ongoing	Policy OSR- 1A.16
HISTORIC/CULTURAL RESOURCES ELEMENT		
Installation of 20 bronze plaques identifying earliest businesses on Newport Blvd. between 17th Street and 19th Street Brochures are available both through the City (Recreation) and at business along that stretch of Newport Blvd.	Completed July 2009	Goal HCR -1

Table A1 – Annual Building Activity Report

Housing Development Information								Housing with Financial Assist. and/or Deed Restrictions		Housing without Financial Assist. or Deed Restriction
1	2	3	4 Affordability by Household Incomes				5	6	7	8
Project	Unit Category	Tenure R=Renter O=Owner	Very-Low	Low	Moderate	Above Moderate	Total Units	Assist.	Deed Restrictions	
	Attached	O				80*				
	SFD	O				30				
Subtotal										
(9) Total of Above Moderate from Table A2 > > >										
(10) Total by income units (Field 5) Table A						110				

*Includes: 1) The Enclave Apartments (total 890 units including 617 moderate units - 819 units completed in 2008, 71 units completed in 2009); and 2) The Plaza Residence at 1901 Newport Blvd. (total 145 units approved including 7 affordable units – 25 unit completed in 2008, 7 units completed in 2009)

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	30	2	78*			110

Table B – Regional Housing Needs Allocation Progress

Costa Mesa

Table B – Regional Housing Needs Allocation Progress

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2006	2007	2008	2009	2010	2011	2012	2013	2014	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	353											337
	Non-deed restricted		16									16	
Low	Deed Restricted	289											275
	Non-deed restricted		12	1	1							14	
Moderate	Deed Restricted	330											0
	Non-deed restricted				617							617	
Above Moderate		710	72	61	284	110						527	0
Total RHNA by COG. Enter allocation number:		1,682										1,174	612
Total Units ► ► ►			100	62	902	110							
Remaining Need for RHNA Period ► ► ► ► ►													

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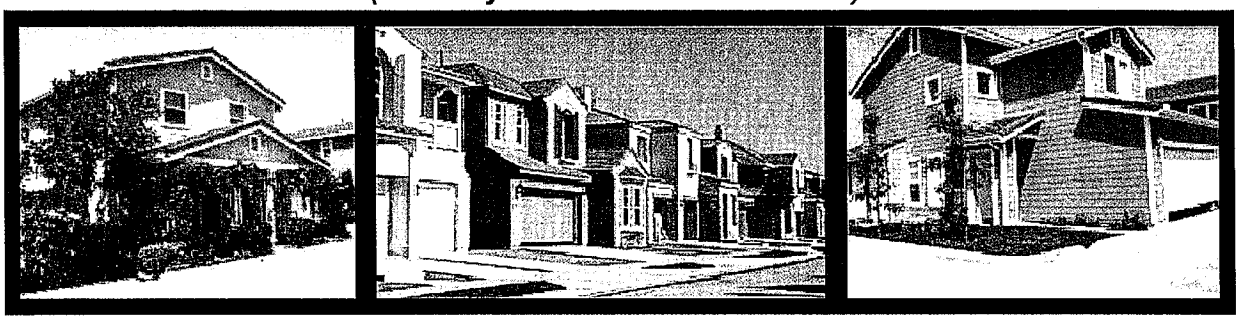
Table C – Housing Program Status

City of Costa Mesa

Table C1 - Housing Program Status

(January 2009 – December 2009)



Housing Program Action	Current Status
DEVELOPMENT REVIEW	Ongoing through the Planning Division, in order to protect residential uses from incompatibility.
PUBLIC NUISANCE ABATEMENT	Ongoing through various divisions and departments.
HOUSING REHABILITATION	Ongoing assistance through the Housing and Community Development Division for 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. During FY 08-09 rehabilitation of 47 owner-occupied units were completed and another 10 units are underway. The Neighbors for Neighbors community clean up program, which has been in existence since 1993 also assisted 12 single family homes throughout the City for a total of 59 completed projects.
MOBILE HOME PARK PRESERVATION	Financial assistance is ongoing through 2009-2010. The City completed 18 mobile home rehabilitation projects during FY 08-09. The Neighbors for Neighbors community clean up program also assisted 7 mobile homes for a total of 25 completed projects. 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; last granny unit was constructed in 2008. No new granny units in 2009.
ACCESSORY APARTMENTS	No accessory apartment was approved or constructed in 2009.

Housing Program Action	Current Status
FEDERAL/STATE HOUSING PROGRAMS	Ongoing 48 single- and multiple-family units constructed over the last several years through a combination of public/private partnerships.
HOUSING ASSISTANCE	Ongoing Section 8 and voucher assistance through OCHA, 469 households were assisted during FY 2008-2009.
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. programs.
LAND ACQUISITIONS	No land acquisitions occurred in 2009.
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	No rezone applications were approved in 2009.
DEVELOPMENT MONITORING PROGRAM	Ongoing activity.
CDBG FUNDING FOR HOMELESS SHELTER	Ongoing assistance for 65 homeless families and individuals from such organizations as Collette Children's Home, and Mercy House.
ADEQUATE SITES.	• A new site at 845 Baker Street (not originally identified in the Housing Element) that may serve as an adequate site to satisfy the RHNA obligation. • In February 2010, the City Council/Redevelopment Agency will consider the reallocation of $248,629 from the cancelled Bethel Towers project to the proposed 58-unit Baker Street Senior Housing Project with Sequoia Standard. Additionally, direction will be given regarding setting aside 2010-2011 Low/Moderate Housing and Downtown Project funds for this project and entering into an Exclusive Right to Negotiate with Sequoia Standard. • A City-owned property located at 695 W. 19th Street has been identified as an adequate site in the Housing Element. Staff has discussed the redevelopment of this site for affordable housing with a nonprofit organization. • In February 2010, City Council will consider authorization of work with the Costa Mesa Senior Center Board to identify design considerations for a future Senior Housing Project. Also considered will be preparation of a Request for Proposals for a Senior Housing Project on the Senior

Housing Program Action	Current Status
	Center Site located at 695 W. 19th St., subject to the availability of funding.
SINGLE-ROOM OCCUPANCY AND FAMILY-ROOM OCCUPANCY HOTELS	Policy has been adopted; three projects are completed and occupied for a total of 247 units; including 91-unit senior citizen units. The City contacted affordable housing developers and hotel owners for potential conversion of motel/hotel rooms to SROs or FROs and held a community meeting. A potential 11-room motel conversion is currently in review.
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 2009, two common interest developments were approved.
CONDOMINIUM CONVERSIONS	In 2009, no apartment conversions were approved.
PRESERVATION OF AT-RISK HOUSING	In 2009, the City negotiated with Bethel Towers, an 18 story low income senior building with 270 units provide wet fire protection in exchange for long term affordability covenants. The negotiation was not successful and this project was not implemented.
DENSITY BONUS COMPLIANCE MONITORING	Annual review conducted to ensure compliance. 144 density bonus units exist in the City. As of 2008, 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 2009 – December 2009)

Housing Element Programs		Affordability by Household Incomes				Total Units
		Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	
HOUSING REHABILITATION-OWNER		1	46	0	0	47
HOUSING REHABILITATION-RENTER		0	0	0	0	0
MOBILE HOME REHABILITATION		24	1			25
AFFORDABLE HOUSING CONSTRUCTION		0	0	0	0	0
GRANNY FLATS AND ACCESSORY APARTMENTS CONSTRUCTION		0	0	0	0	0
FIRST-TIME HOMEBUYER		0	0	3	0	3
NEW SINGLE ROOM OCCUPANCY HOTEL ROOMS		0	0	0	0	0*
PRESERVE AT-RISK UNITS		0	0	0	0	0
CONDOMINIUM CONVERSIONS APPROVED		N/A				0
URBAN PLANS MIXED-USE DEVELOPMENTS APPROVED	SOBECA	A 58-unit mixed use development with senior housing units is currently in planning process.				0
	WESTSIDE	0	0	0	34	34**
	RESIDENTIAL OWNERSHIP		0	0	7	7***
REZONE REVIEW						0

*The City currently has a policy standard for development of Single Room Occupancy (SRO) and Family Room Occupancy (FRO) projects. In 2009 an amendment to the standards for non-monetary incentives was considered. City staff contacted affordable housing developers and hotel owners for potential conversion of motel/hotel rooms to SROs or FROs and held a community meeting. Given that the motel occupancy rate in Costa Mesa is relatively low; it was expressed that financial incentives would be required to promote motel conversions. At this time no financing is available due to City budget crisis. A potential 11-room motel conversion is currently in review.

** A previously approved project in the Westside Urban Plan area is currently in review for development of a 185-unit assisted living senior facility instead of a 151-unit condominium development.

*** A 7-unit condominium complex was approved in 2008, which has received a time extension until March 24, 2013.

Appendix A

2000 General Plan
Goals, Objectives, Policies

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Historic and Cultural Resources Element 47

2000 GENERAL PLAN GOALS AND POLICIES

Each element of the General Plan contains goals and policies based upon the needs and desires of the community, as derived from the previously adopted 1990 General Plan, background research, planning staff, and members of the City Council.

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.

As stated previously in Section 3.3, one of the objectives for the 2000 General Plan and General Plan EIR was to review the 1990 General Plan goals, objectives, and policies for relevancy, completion and applicability for the long-term development in the City. City staff reviewed the goals, objectives, and policies in the 1990 General Plan and determined if the goals, objectives, and policies had been completed, and if not, determined their relevancy and applicability for the 2000 General Plan. The following are the goals and associated objectives and policies that have been set for the Costa Mesa 2000 General Plan.

At the conclusion of each goal, objective or policy is a statement within [brackets] that indicates one of four possible scenarios: 1) the goal, objective, or policy remains the same as the 1990 General Plan, 2) the goal, objective or policy has been modified from the 1990 General Plan statement for the 2000 General Plan, 3) the goal, objective or policy is a new statement for the 2000 General Plan, or 4) in the case of the Housing Element, no changes were made to the goals, objectives or policies. Examples of the wording for the three aforementioned scenarios are as follows:

1) [1990 GP Goal VII],
2) [1990 GP Policy 237 – Modified for 2000 GP],
3) [New Objective for 2000 GP], and
4) [No Change].

LAND USE ELEMENT

The goals, objectives, and policies that address land use are as follows:

GOAL LU-1:
LAND USE

It is the goal of the City of Costa Mesa to provide its citizens with a balanced community of residential, commercial, industrial, recreational, and institutional uses to satisfy the needs of the social and economic segments of the population and to retain the residential character of the City; to meet the competing demands for alternative developments within each land use classification within reasonable land use intensity limits; and, to ensure the long term viability and productivity of the community's natural and man-made environments. [1990 GP Goal VII]

Objective LU-1A. Establish and maintain a balance of land uses throughout the community to preserve the residential character of the City at a level no greater than can be supported by the infrastructure. [1990 GP Objective VII-A]

LU-1A.1 Provide for the development of a mix and balance of housing opportunities, commercial goods and services, and employment opportunities in consideration of the needs of the business and residential segments of the community. [1990 GP Policy 224]

LU-1A.2 Consider the effects of new employment, particularly in relation to housing impacts, when new commercial or industrial development is proposed. [1990 GP Policy 225]

LU-1A.3 Locate high-intensity developments or high traffic generating uses away from low-density residential in order to buffer the more sensitive land uses from the potentially adverse impacts of the more intense development or uses. [1990 GP Policy 226]

LU-1A.4 Strongly encourage the development of low-density residential uses and owner-occupied housing where feasible to improve the balance between rental and ownership housing opportunities. [1990 GP Policy 227 – Modified for 2000 GP]

LU-1A.5 Provide housing and employment opportunities within planned development areas to the extent feasible. [1990 GP Policy 229 – Modified for 2000 GP]

LU-1A.6 Aggressively pursue methods to discourage the development of multiple units on long, narrow, single parcels. Possible methods could include a lot combination zoning incentive or the creation of new lower density zoning to be applied to lots with less than a certain ~~minimum frontage. [1990 GP Policy 231]~~

Objective LU-1B. Ensure the long term productivity and viability of the community's economic base. [1990 GP Objective VII-B]

LU-1B.1 Permit adequate quantities and locations of commercial land to serve residential neighborhoods. [1990 GP Policy 234]

Objective LU-1C. Promote land use patterns and development which contribute to community and neighborhood identity. [1990 GP Objective VII-C]

LU-1C.1 Permit the construction of buildings over two stories or 30 feet only when it can be shown that the construction of such structures will not adversely impact surrounding developments and deprive existing land uses of adequate light, air, privacy, and solar access. [1990 GP Policy 236]

LU-1C.2 Limit building height to four stories above grade south of the I-405 Freeway, except for special purpose housing, such as elderly, affordable, or student housing. An exception is for 1901 Newport Boulevard where a five-level parking structure is allowed. [1990 GP Policy 237 – Modified for 2000 GP]

LU-1C.3 Prohibit construction of buildings which would present a hazard to air navigation as determined by the FAA or independent studies by qualified private consultants that have been certified by the FAA. [1990 GP Policy 238]

LU-1C.4 Require building setbacks, structure orientation, and the placement of windows to consider the privacy of adjacent residential structures within the same project and on adjacent properties. [1990 GP Policy 240]

LU-1C.5 Develop incentives for lot combination, or disincentives for development without lot combination. Consider policies such as zoning designations which fall between zones, or development standards which tie density to lot width as well as area. [1990 GP Policy 243]

LU-1C.6 Provide assistance to neighborhoods with excessive noise impacts, such as walls for sound attenuation, development of landscaped greenbelts, etc. [1990 GP Policy 250]

Objective LU-1D. Ensure consideration of utility system capacities in land use planning and development processes. [1990 GP Objective VII-D]

LU-1D.1 Include an evaluation of impacts on utility systems and infrastructure in EIRs for all major general plan amendment, rezone, and development applications. [1990 GP Policy 251]

LU-1D.2 Phase or restrict future development in the City to that which can be accommodated by infrastructure at the time of completion of each phase of a multi-phased project. [1990 GP Policy 252 – Modified for 2000 GP]

Objective LU-1E. Ensure correlation between buildout of the General Plan Land Use Plan Map and the Master Plan of Highways. [1990 GP Objective VII-E]

LU-1E.1 Building densities/intensities for proposed new development projects shall not exceed the trip budget for applicable land use classifications, as identified in the Land Use Element. Building intensities for proposed new development projects shall not exceed the applicable floor area standards, except for the following conditions:

(a) Limited deviations from the graduated floor area ratio standards depicted in Tables LU-4 and LU-8 for the commercial and industrial land use designations may be

approved through a discretionary review process. No deviation shall exceed a 0.05 increase in the FAR in the moderate traffic category, and no deviation shall be allowed in the very-low, low, and high traffic categories. Deviations from the FAR standards shall not cause the daily trip generation for the property to be exceeded when compared to the existing daily trip generation for the site without the proposed project or maximum allowable traffic generation for the Moderate Traffic FAR category, whichever is greater.

(b) Additions to existing nonconforming non-residential developments may be allowed if the additions do not affect the overall traffic generation characteristics of the development, and, if the additions do not substantially affect the existing height and bulk of the development. Additions to non-residential developments shall be limited to those land uses with traffic generation rates based on variables other than building area square footage. Examples of such additions include, but are not limited to: 1) Hotels/Motels: increases in the size of hotel rooms or lobbies where no increase in the total number of rooms is proposed; 2) Theaters: increases to "back-stage" support areas or lobbies where no increase in the total number of seats is proposed.

(c) In the above conditions, the new development shall be compatible with surrounding land uses. Additional criteria for approving deviations from the FAR standards may be established by policy of the City Council. [1990 GP Policy 255 – Modified for 2000 GP]

LU-1E.2 Development Plans shall be required for all phased development and approvals and shall be approved by the Planning and Transportation Services Divisions prior to the issuance of building permits. [1990 GP Policy 316]

LU-1E.3 Development Plans shall include an overall buildout plan which can demonstrate the ability of the circulation system to support the proposed level of development. [1990 GP Policy 317]

LU-1E.4 The City shall continue its annual preparation of the Development Phasing and Performance Monitoring Program. [1990 GP Policy 318]

Objective LU-1F. Establish policies, standards, and procedures to minimize blighting influences and maintain the integrity of stable neighborhoods. [1990 GP Objective VIII-A]

LU-1F.1 Protect existing stabilized residential neighborhoods, including mobile home parks (and manufactured housing parks) from the encroachment of incompatible or potentially disruptive land uses and/or activities. [1990 GP Policy 260]

LU-1F.2 Actively enforce existing regulations regarding derelict or abandoned vehicles, outdoor storage, and substandard or illegal buildings and establish regulations to abate weed-filled yards when any of the above are deemed to constitute a health, safety, or fire hazard. [1990 GP Policy 261]

LU-1F.3 Continue code enforcement as a high priority and provide adequate funding and staffing to support code enforcement programs. [1990 GP Policy 262 – Modified for 2000 GP]

LU-1F.4 Ensure that residential densities can be supported by the infrastructure and that high-density residential areas are not permitted in areas which cause incompatibility with existing single-family areas. [1990 GP Policy 284]

LU-1F.5 Provide opportunities for the development of well planned and designed projects which, through vertical or horizontal integration, provide for the development of compatible residential, commercial, industrial, institutional, or public uses within a single project or neighborhood. [1990 GP Policy 286]

GOAL LU-2:
DEVELOPMENT

It is the goal of the City of Costa Mesa to establish development policies that will create and maintain an aesthetically pleasing and functional environment and minimize impacts on existing physical and social resources. [1990 GP Goal III]

Objective LU-2A. Encourage new development and redevelopment to improve and maintain the quality of the environment. [1990 GP Objective III-A]

LU-2A.1 Use eminent domain in redevelopment project areas when necessary to effect lot combination and to ensure optimum size and configuration of parcels experiencing development pressures. [1990 GP Policy 111]

LU-2A.2 Continue to implement, review, and update the redevelopment plan for the adopted project area. [1990 GP Policy 112]

LU-2A.3 Prepare a specific plan to ensure that the portion of the Route 55 extension from 19th Street through the Redevelopment Area is compatible with the Redevelopment Area and to review development related issues on the remainder of the alignment. [1990 GP Policy 113]

LU-2A.4 In the event of damage or destruction, allow any legal conforming use in existence at the time of adoption of the General Plan that is located in a nonconforming development to be rebuilt to its original building intensity, as long as any such rebuilding would not increase the development's nonconformity, and the damage or destruction was in no way brought about by intentional acts of any owner of such use or property. [1990 GP Policy 114 – Modified for 2000 GP]

LU-2A.5 Develop standards, policies, and other methods to encourage the grouping of individual parcels to eliminate obsolete subdivision patterns and to provide improved living environments while retaining the single-family zoning or single-family character of such areas in the City. [1990 GP Policy 115]

LU-2A.6 Do not allow "rounding up" when calculating the number of permitted residential units except for lots existing as of March 16, 1992, zoned R2-MD that have less than 7,260 square feet in area, and no less than 6,000 square feet, where density calculation fractions of 1.65 or greater may be rounded up to two units. [1990 GP Policy 116 – Modified for 2000 GP]

LU-2A.7 Allow creation of parcels without street frontage if sufficient easements are provided for planned developments or common interest developments. [1990 GP Policy 117 – Modified for 2000 GP]

LU-2A.8 Encourage increased private market investment in declining or deteriorating neighborhoods. [1990 GP Policy 123]

LU-2A.9 Pursue maximum use of utility company funds and resources in undergrounding existing overhead lines. [1990 GP Policy 132]

LU-2A.10 Ensure that appropriate watershed protection activities are applied to all new development and significant redevelopment projects that are subject to the NPDES Stormwater Permit, during the planning, project review, and permitting processes. [New 2000 GP Policy]

LU-2A.11 Avoid conversion of areas particularly susceptible to erosion and sediment loss (e.g., steep slopes) and/or establish development guidelines that identifies these areas and protects them from erosion and sediment loss. [New 2000 GP Policy]

LU-2A.12 Preserve or restore areas that provide water quality benefits and/or are necessary to maintain riparian and aquatic biota. [New 2000 GP Policy]

LU-2A.13 Promote site development that limits impact on and protects the natural integrity of topography, drainage systems, and water bodies. [New 2000 GP Policy]

LU-2A.14 Promote integration of stormwater quality protection into construction and post-construction activities, as required by the NPDES Stormwater Permit and the City's Local Implementation Plan. [New 2000 GP Policy]

GOAL LU-3:
SOCIO-ECONOMIC CONSIDERATIONS

It is the goal of the City of Costa Mesa to respond to the needs of its citizens for housing, public services, community facilities, and safety of persons and property, to the extent possible within budgetary constraints, and when deemed appropriate for local governmental involvement. [1990 GP Goal IV]

Objective LU-3A. Ensure availability of adequate community facilities and provision of the highest level of public services possible, taking into consideration budgetary constraints and effects on the surrounding area. [1990 GP Objective IV-A]

LU-3A.1 Pursue annexation of certain areas within the City's Sphere of Influence to control development or uses which may be detrimental to the City. [1990 GP Policy 146]

LU-3A.2 Strongly encourage protection and preservation of existing, but underutilized, school sites for future recreational, social, or educational uses. [1990 GP Policy 152]

LU-3A.3 Establish a development impact fee program to fund additional fire and police personnel, facilities, and equipment to meet the demands of additional growth in the City. [1990 GP Policy 158 – Modified for 2000 GP]

LU-3A.4 Require appropriate site and environmental analysis for future fire and police station site locations or for the relocation or closure of existing fire and police facilities. [1990 GP Policy 159]

CIRCULATION ELEMENT

The goals, objectives, and policies that address circulation are as follows:

GOAL CIR-1:
TRANSPORTATION

It is the goal of the City of Costa Mesa to provide for a balanced, uncongested, safe, and energy-efficient transportation system, incorporating all feasible modes of transportation. [1990 GP Goal V]

Objective CIR-1A. To provide specific programs and policies that address multi-modal transportation, multi-agency coordination, mitigation of traffic impacts and the balancing of land uses with transportation systems. [New Objective for 2000 GP]

CIR-1A.1 Develop the City's Master Plan of Bikeways by pursuing funding mechanisms and incorporating roadway widening projects into the design and development of all new commercial and industrial projects and public facilities. [1990 GP Policy 162]

CIR-1A.2 Require dedication of right-of-way in an equitable manner for completion of adopted bikeway system as condition of development of adjacent properties. [1990 GP Policy 163]

CIR-1A.3 Coordinate the design and improvement of pedestrian and bicycle ways in major residential, shopping, and employment centers, parks, schools, other public facilities, public transportation facilities, and bicycle networks with adjacent cities. [1990 GP Policy 179]

CIR-1A.4 Include bicycle lanes on all new bridges along Master Plan of Bikeway designated arterials within or adjacent to the City. In cases where bridges are not located within the City, the City should exert its influence on responsible agencies to include such bicycle lanes. If provision of bicycle lanes is not feasible, measures should be taken to prohibit bicycle riding on bridge walkways. [1990 GP Policy 164]

CIR-1A.5 Investigate all available operational measures, including the use of one-way streets, to improve traffic circulation and minimize delay and congestion on arterials. [1990 GP Policy 168]

CIR-1A.6 Require dedication of right-of-way, in an equitable manner, for development that increases the intensity of land use. [1990 GP Policy 169]

CIR-1A.7 Implement citywide and/or areawide transportation system improvement programs on new development and fee programs for new development. [1990 GP Policy 170]

CIR-1A.8 Encourage the integration of compatible land uses and housing into major development projects to reduce vehicle use. [1990 GP Policy 177]

CIR-1A.9 Encourage permitted General Plan land uses which generate high traffic volumes to be located near major transportation corridors and public transit facilities to minimize vehicle use, congestion, and delay. [1990 GP Policy 178 – Modified for 2000 GP]

CIR-1A.10 Allow the application of transportation management rideshare programs, integration of complementary land uses, and other methods to reduce project related average daily and peak hour vehicle trips in order to achieve consistency with allocated trip budgets. [New Policy for 2000 GP]

CIR-1A.11 Attempt to maintain or improve mobility within the City to achieve a standard level of service not worse than Level of Service "D" at all intersections under the sole control of the City. Intersection level of service analyses for General Plan conditions shall be updated periodically and presented to City Council. [1990 GP Policy 186 – Modified for 2000 GP]

CIR-1A.12 Cooperate adjacent jurisdictions to maintain or improve mobility within the City to achieve a standard level of service no worse than "D" at all intersections under State or joint control (). Intersection level of service analyses for General Plan conditions for locations under State or joint control shall be updated periodically and presented to City Council. [1990 GP Policy 187 – Modified for 2000 GP]

CIR-1A.13 While the Gisler Road segment, west of Harbor, will exceed its theoretical maximum capacity, the City shall work to ensure that the future volume to capacity ratios do not exceed those identified in Table CIR-3 of the General Plan. [New Policy for 2000 GP]

CIR-1A.14 Reduce or eliminate intrusion of commuter through traffic on local streets in residential neighborhoods. [1990 GP Policy 189]

CIR-1A.15 Prioritize intersection improvements which improve through traffic flow on major, primary, and secondary arterials, and reduce impacts on local neighborhood streets with emphasis on pedestrian safety. [1990 GP Policy 190 – Modified for 2000 GP]

CIR-1A.16 Maintain balance between land use and circulation systems by phasing new development to levels that can be accommodated by roadways existing or planned to exist at the time of completion of each phase of the project. [1990 GP Policy 192]

CIR-1A.17 Work closely with the State of California and other government agencies to control traffic-related impacts of uses on State- or other agency-owned land (i.e., Orange County Fairgrounds, Orange Coast College, etc.). [1990 GP Policy 194]

CIR-1A.18 Council shall review the results and findings of the (SARX) study to delete the Gisler Avenue and 19th Street bridges over the Santa Ana River as needed. Upon completion of the study and approval of the changes to the Orange County Transportation Authority (OCTA) Master Plan of Arterial Highways by the OCTA Board, the City shall process a General Plan Amendment to delete the bridges from the City's Master Plan of Highways. All future development applications submitted to the City shall be reviewed in such a way that the 19th Street and Gisler Avenue bridges will not be included as mitigation measures. [1990 GP Policy 195 – Modified for 2000 GP]

CIR-1A.19 Minimize circulation improvements that will necessitate the taking of private property on existing developed properties. [1990 GP Policy 198]

CIR-1A.20 Encourage Orange County Transportation Authority to downgrade Mesa Verde Drive, Baker Street west of Harbor Boulevard, and Gisler Avenue to a designation less than a Collector Street in the Master Plan of Arterial Highways. [1990 GP Policy 199 – Modified for 2000 GP]

CIR-1A.21 Encourage Orange County Transportation Authority to downgrade Arlington Avenue between Fairview Road and Newport Boulevard to a Collector Street. [New Policy for 2000 GP]

CIR-1A.22 Encourage Orange County Transportation Authority to downgrade Baker Street between Redhill Avenue and Bristol Street, and Redhill Avenue between I-405 and Bristol Street to Primary Arterial from current Major Arterial designation. [New Policy for 2000 GP]

TRANSPORTATION SYSTEM MANAGEMENT

It is the goal of the City of Costa Mesa to provide for standard service levels at signalized intersections by constructing capacity improvements for all various modes of circulation, adopting land use intensities commensurate with planned circulation improvements and implementing traffic demand reduction programs, thereby creating a more energy efficient transportation system. [1990 GP Goal VI]

Objective CIR-2A. To avoid roadways exceeding theoretical maximum capacity by constructing and/or enhancing capacity of the master planned circulation system of freeways and arterial highways. [1990 GP Objective VI-A – Modified for 2000 GP]

CIR-2A.1 Coordinate with Caltrans for future consideration of the extension of Route 55 (the Costa Mesa Freeway) from 19th Street to the southern City boundary. [1990 GP Policy 204 – Modified for 2000 GP]

CIR-2A.2 Coordinate with the Orange County Transportation Authority and with adjacent jurisdictions to improve signal timing and coordination along major arterials. [1990 GP Policy 207]

CIR-2A.3 Continue to work with Caltrans to synchronize and coordinate traffic signals on arterials at intersections controlled by Caltrans. [1990 GP Policy 210]

CIR-2A.4 Continue to evaluate and pursue design and operational improvements (medians, driveway closures, signal synchronization or phasing, parking or turn restrictions, etc.). [1990 GP Policy 212 – Modified for 2000 GP]

Objective CIR-2B. To promote the use of high occupancy vehicular modes of transportation in and through the City. [1990 GP Objective VI-B – Modified for 2000 GP]

CIR-2B.1 Coordinate with OCTA to construct bus turnouts at appropriate locations with attractive shelters designed for safe and comfortable use. [1990 GP Policy 214]

Objective CIR-2C. To invest capital via a rationally phased allocation process for implementing transportation projects and programs. [1990 GP Objective VI-C]

CIR-2C.1 Support efforts to design and construct an urban rail project as it extends through Costa Mesa. [New Policy for 2000 GP]

CIR-2C.2 Complete and annually maintain a needs assessment for traffic service levels and traffic safety. Develop and annually update a priority list of improvement projects, with priorities based on 1) correcting identified hazards; 2) improving/maintaining peak hour traffic volumes; 3) improving efficiency of existing infrastructure utilization; and 4) intergovernmental coordination. [1990 GP Policy 218 and 219 – Modified for 2000 GP]

Objective CIR-2D. To ensure that the transportation related impacts of development projects are mitigated to the fullest extent possible, in conformance with transportation related policies. [1990 GP Objective XIV-B]

CIR-2D.1 Circulation improvements required to provide or attain the minimum traffic level of service standard at an intersection to which a development project contributes measurable traffic shall be completed within three years of issuance of the first building permit for said project, unless additional right-of-way or coordination with other government agencies is required to complete the improvement. Improvements may be required sooner if, because of extraordinary traffic generation characteristics of the project or extraordinary impacts to the surrounding circulation system, such improvements are necessary to prevent significant adverse impacts. [1990 GP Policy 309]

CIR-2D.2 Construction of circulation improvements for phased development projects may be constructed commensurate with the project construction based upon the findings of a traffic study approved by the City of Costa Mesa. [1990 GP Policy 309A]

CIR-2D.3 A traffic impact fee shall be maintained for circulation system improvements to the Master Plan of Highways within the community and updated annually. [1990 GP Policy 311 – Modified for 2000 GP]

CIR-2D.4 Require discussion of transit service needs and site design amenities for transit ridership in EIRs for major projects. [1990 GP Policy 160]

CIR-2D.5 Require discussion of transportation system management (TSM) and transportation demand management (TDM) measures in all EIRs prepared for major projects. [1990 GP Policy 161]

Growth Management: Refer to Goal GM-1, Objective GM-1A and Policies GM-1A.1 through GM-1A.6 found in the Growth Management Element.

GROWTH MANAGEMENT ELEMENT

The following goals, objectives and policies are designed to meet all of the Growth Management Element requirements for Developed Communities as set forth by Measure M and elaborated by the Countywide Growth Management Program Implementation Manual.

GOAL GM-1: GROWTH MANAGEMENT

It is the goal of the City of Costa Mesa to reduce traffic congestion and to ensure that adequate transportation facilities are provided for existing and future residents of the community through effective and comprehensive growth management practices consistent with the Land Use Element. [1990 GP Goal XIV]

Objective GM-1A. To provide and maintain a circulation system that operates within established traffic level of service standards. [1990 GP Objective XIV-A]

GM-1A.1 Recognizing the constraints of existing physical development conditions, the city shall strive to achieve a balance of land uses whereby residential, commercial, industrial and public land uses are proportionally balanced. [New Policy for 2000 GP]

GM-1A.2 Maintain balance between land use and circulation systems by phasing new development to levels that can be accommodated by roadways existing or planned to exist at the time of completion of each phase of the project. [New Policy for 2000 GP]

GM-1A.3 The established level of service standard shall not apply to intersections under the jurisdiction of another city, the County of Orange or the State of California or to intersections included on the Deficient Intersection List as established by the Congestion Management Program (CMP) and/or the City. [New Policy for 2000 GP]

GM-1A.4 Every new development project shall pay its share of costs associated with the mitigation of project generated impacts,. [1990 GP Policy 310 – Modified for 2000 GP]

GM-1A.5 New Measure M sales tax revenues shall not be used to replace private developer funding which has been committed for any project or normal subdivision obligations. [1990 GP Policy 315]

GM-1A.6 The City's seven year capital improvement program shall be adopted and maintained in conformance with the provisions of Measure M for

the purpose of maintaining the established level of service standard. [1990 GP Policy 320]

Development Phasing and Performance Monitoring Program. Refer to Goal LU-1, Land Use Objective LU-E.4 found in the Land Use Element.

HOUSING ELEMENT

Costa Mesa's housing goals concentrate on five specific aspects of the housing market. Goals are provided to address each of these issues, and policies are developed to support and implement each goal. The five priorities are:

- Preserving and enhancing existing housing and neighborhoods;
- Preserving affordability;
- Providing adequate sites;
- Providing adequate housing opportunities and accessibility for all segments of the community; and
- Encouraging coordination and cooperation.

FRAMEWORK FOR IMPLEMENTATION

Prior to the development of a program-specific housing strategy, it is necessary to establish the relative priorities of the identified housing needs and to assess the nature and extent of the City's existing housing programs.

The process of prioritizing housing needs involves the identification of target households and neighborhoods as well as a preliminary analysis of the most appropriate housing programs and/or resources to meet these needs.

TARGET HOUSEHOLDS AND NEIGHBORHOODS

High construction costs, coupled with the diminishing availability of vacant land, limit the large scale expansion of the housing stock. Preservation and enhancement of the City's existing neighborhoods is vital to the maintenance of a viable urban community.

In particular, target neighborhoods have: 1) significant concentrations of low- and moderate-income persons, or blighted and deteriorated housing; and 2) community development needs in terms of housing, public facilities, and public improvements. As such, these neighborhoods should be targeted for housing programs/assistance.

Currently, there are several target neighborhoods identified throughout the southwest section of the City. Specific Plans have been created to address these neighborhoods such as the SoBeca Urban Plan, the Westside Implementation Plan, Newport Boulevard Specific Plan, and the North Costa Mesa Specific Plan, all discussed previously.

GOALS AND POLICIES

GOAL HOU-1:
PRESERVATION AND ENHANCEMENT

It is the goal of the City of Costa Mesa to preserve the availability of existing housing opportunities and to conserve as well as enhance the quality of existing dwelling units and residential neighborhoods.

POLICIES HOU-1:

HOU-1.1 Develop standards and/or guidelines for new development with emphasis on site (including minimum site security lighting) and building design to minimize vulnerability to criminal activity.

HOU-1.2 Protect existing stabilized residential neighborhoods, including but not limited to mobile home parks and manufactured home parks, from the encroachment of incompatible or potentially disruptive land uses and/or activities.

HOU-1.3 Actively enforce existing regulations regarding derelict or abandoned vehicles, outdoor storage, and substandard or illegal buildings and establish regulations to abate weed-filled yards when any of the above is deemed to constitute a health, safety or fire hazard.

HOU-1.4 Establish code enforcement as a high priority and provide adequate funding and staffing to support code enforcement programs.

HOU-1.5 PROVIDE FINANCIAL ASSISTANCE TO HOMEOWNERS IN EXISTING OWNER-OCCUPIED RESIDENCES WITHIN THE REDEVELOPMENT AREA TO USE FOR THE REHABILITATION OF THEIR PROPERTY.

HOU-1.6 Install and upgrade public service facilities (streets, alleys, and utilities) to encourage increased private market investment in declining or deteriorating neighborhoods.

HOU-1.7 Continue existing rehabilitation loan and grant programs for low and moderate-income homeowners and rental property landlords as long as funds are available.

HOU-1.8 Minimize the displacement of existing residences due to public projects.

HOU-1.9 Encourage the development of housing that fulfills specialized needs.

GOAL HOU-2:
PRESERVING AND EXPANDING AFFORDABLE HOUSING OPPORTUNITIES

It is the goal of the City of Costa Mesa to provide a range of housing choices for all social and economic segments of the community, including housing for persons with special needs. This goal can be achieved by implementing the following policies:

HOU-2.1 Encourage concurrent applications (i.e., rezones, tentative tract maps, conditional use permits, variance requests, etc.) if multiple approvals are required, and if consistent with applicable processing requirements.

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.

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 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.

HOU-2.4 Encourage developers to employ innovative or alternative construction methods to reduce housing costs and increase housing supply.

HOU-2.5 Continue membership in the Orange County Housing Authority to provide housing assistance to very low income households.

HOU-2.6 Provide clear rules, policies, and procedures, for reasonable accommodation in order to promote equal access to housing. Policies and procedures should be ministerial and include but not be limited to identifying who may request a reasonable accommodation (i.e., persons with disabilities, family-members, landlords, etc.), timeframes for decision-making, and provision for relief from the various land-use, zoning, or building regulations that may constrain the housing for persons of disabilities.

HOU-2.7 Monitor the implementation of the jurisdiction's ordinances, codes, policies, and procedures to ensure they comply with the "reasonable accommodation" for disabled provisions and all fair housing laws.

GOAL HOU-3:
PROVISION OF ADEQUATE SITES

It is the goal of the City of Costa Mesa to 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 all segments of the community at a level that can be supported by infrastructure. This goal can be achieved by adhering to the following policies.

HOU-3.1 Encourage the conversion of existing marginal or vacant commercial and/or industrial land to residential, where feasible and consistent with environmental conditions that are suitable for new residential development.

HOU-3.2 Provide opportunities for the development of well planned and designed projects which, through vertical or horizontal integration, provide for the development of compatible residential, commercial, industrial, institutional, or public uses within a single project or neighborhood.

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 to provide housing opportunities affordable to the incomes of the newly created job opportunities.

HOU-3.4 Consider the potential impact on housing opportunities and existing residential neighborhoods when reviewing rezone petitions affecting residential properties.

GOAL HOU-4:
EQUAL HOUSING OPPORTUNITY

It is the goal of the City of Costa Mesa to 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, national origin or ancestry, marital status, age, household composition or size, or any other arbitrary factors.

HOU-4.1 Support the intent and spirit of equal housing opportunities as expressed in the Civil Rights Act of 1886, Title VII of the 1968 Civil Rights Act, California Rumford Fair Housing Act, and the California Unruh Civil Rights Act.

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.

HOU-4.3 Encourage programs that address the housing needs of senior citizens.

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.

GOAL HOU-5:
COORDINATION AND COOPERATION

It is the goal of the City of Costa Mesa to 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.

IMPLEMENTING PROGRAMS

PRESERVATION AND ENHANCEMENT

1. Single-Family Rehabilitation Loan Program

This program is designed to assist qualified property owners to improve single-family properties. Eligible improvements include, but not limited to, health and safety code items such as plumbing, electrical, roofing, etc. Room addition to correct overcrowding issues is also an eligible activity under this program. The program offers deferred payment loans at zero-percent interest that is fully deferred until sale or refinance of the property. Maximum loan-to-value is 85 percent of the current market value. City staff will encourage the participation of seniors in this program. However, this program has a waiting list of two years, based on limited funding available. Qualified emergency repairs are given priority for funding.

2008-2014 Objectives: Assist 10 households annually for a total of 60 households (15 extremely low income, 20 very low income, and 25 low income)

Funding Sources: HOME; Redevelopment Housing Set-Aside

Responsible Agencies: City Manager/Housing and Community Development Division

2. Neighborhood Improvement Grant Program

Small grants are available to assist with property improvements for both income-qualified single-family property owners and mobile home owners. City staff will encourage the participation of seniors in this program. This program also has a waiting list of two years due to funding limitation and qualified emergency repairs are given priority.

2008-2014 Objectives: Assist 30 households annually for a total of 180 households (60 extremely low income, 60 very low income, and 60 low income)

Funding Sources: HOME; Redevelopment Housing Set-Aside

Responsible Agencies: City Manager/Housing and Community Development Division

3. Neighborhood Clean Up

The City of Costa Mesa, the Orange County Fair Grounds, and the Volunteer Center of Orange County join forces to sponsor semi-annual "Neighbors for Neighbors" community clean-up days. The program uses volunteers to assist low income seniors in cleaning up their homes.

2008-2014 Objectives: Assist 10 households annually for a total of 60 households (30 extremely low income and 30 very low income)

Funding Sources: CDBG

Responsible Agencies: City Manager/Housing and Community Development Division

4. Mobile Home Park Preservation

The City preserves mobile homes as an affordable housing resource through two strategies. Specifically, the City provides financial assistance to eligible owner-occupants to rehabilitate existing dwelling units through deferred payment low-interest loans. A Mobile Home Park Conversion Permit should be obtained as a prerequisite to the conversion of an existing mobile home park or manufactured housing park. The conditions shall include a provision for reasonable relocation assistance when the park is converted to a commercial or industrial use.

2008-2014 Objectives: Rehabilitation objectives are included under Program 2, Neighborhood Improvement.

Funding Sources: CDBG

Responsible Agencies: City Manager/Housing and Community Development Division; Development Services Department/Planning Division

PRESERVING AND EXPANDING AFFORDABLE HOUSING OPPORTUNITIES

5. Incentives for Affordable Housing

The City will continue to pursue funding, partner with nonprofits and provide incentives (i.e., density bonuses, fee reduction, etc.) to developers that agree to reserve a portion of the project units for very low, low, or moderate income households (common interest developments only), or for seniors. The City will also defer payment of fees for affordable housing projects upon certificate of occupancy.

2008-2014 Objectives: Promote the use of density bonus incentives and deferral of fees for affordable housing projects, including but not limited to, the Urban Plan areas, in North Costa Mesa Specific Plan area, and in the Downtown Redevelopment Project Area. Density bonus information is available on the City's website and at the public counter and will be provided to developers of projects in the Urban Plan areas, North Costa Mesa Specific Plan area, and Downtown Redevelopment Project Area. Specifically, the City will utilize density bonus and other incentives to facilitate affordable housing development at the Fairview Developmental

Center site, the Senior Center site and other sites to be identified consistent with affordability and capacity assumption in Section 5.7.

The City will meet with developers, including nonprofits and community stakeholders and establish a strategy by December 2009 for promoting new construction of rental units affordable to lower income families in the Urban Plan Areas. As part of the strategy, the City will target a range of local, state and federal resources (administrative and financial) and annually identify potential projects/developers to partner and apply or support applications for funds from State and Federal programs, especially new construction for families. The City will consider a variety of ways to assist in the development of 100 rental units affordable to lower income families in the Urban Plan Areas, including the identification of suitable sites, promoting acquisition and assemblage, priority processing and facilitating entitlements and incentives beyond density bonuses pursuant to Government Code Section 65915.

Funding Sources: Department/Division budget provided by General Fund, Redevelopment Set-aside Funds, State Department of Housing and Community Development Funds, Low Income Housing Tax Credits and CalHFA

Responsible Agencies: Development Services Department/Planning Division

6. Second Units and Granny Flats

Second units in Costa Mesa are permitted as accessory apartments and granny units. Due to the small lot sizes and built out character of the City, opportunities for second units are limited. Nevertheless, second units offer affordable housing opportunities for lower and moderate income households. During the past few years, about two granny units were constructed each year.

2008-2014 Objectives: Promote the use of accessory apartments and second units by providing information on the City's website and at public counters.

Funding Sources: Department/Division budget provided by General Fund

Responsible Agencies: Development Services Department/Planning Division

7. 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.

2008-2014 Objectives: Encourage private sector to utilize available Federal and State housing programs to increase the supply of extremely low, very low, low and moderate income housing. If proposed projects are consistent with the vision, goals, and objectives of the City's General Plan and other planning documents that guide residential development, the City will provide letters of support for funding applications. In 2008, the City will

finalize the budget for Bethel Towers. As necessary, the City will apply for either a HUD Section 108 loan or funding from HCD to help preserve the at-risk units at Bethel Towers. In conjunction with potential affordable housing projects in the City (e.g. at the Fairview Developmental Center and the Senior Center), the City will pursue affordable housing funds from HCD to leverage local resources. Annually, the City will contact nonprofit housing developers to explore potential affordable housing projects and funding possibilities.

Funding Sources: Department/Division budgets provided by General Fund

Responsible Agencies: City Manager/Housing and Community Development Division

8. Rental Housing Assistance

The City will continue to participate in the Orange County Housing Authority's Housing Choice Vouchers program to provide rent subsidies to very low income households.

2008-2014 Objectives: Continue to provide assistance to 463 very low income households in the City. Continue to promote the use of Housing Choice vouchers by providing program information on City website and at public counters. Encourage property owners to accept Housing Choice Vouchers.

Funding Sources: HUD Section 8 Housing Choice funds administered by the Orange County Housing Authority

Responsible Agencies: Orange County Housing Authority and City Manager/Housing and Community Development Division

9. First-Time Homebuyer Assistance

Costs Mesa assists moderate income homebuyers through its Homebuyer Assistance Loan program. This program provides a sizable second mortgage to income qualified homebuyers to purchase a home in the City. Loans are made on a deferred payment, shared appreciation basis.

2008-2014 Objectives: Assist a total of 8 households (8 moderate income)

Funding Sources: Redevelopment Housing Set-Aside

Responsible Agencies: City Manager/Housing and Community Development Division

10. First-Time Homebuyer New Construction and Acquisition/Rehabilitation

The City will work with qualified developers to develop ownership housing affordable to low and moderate income households. The City will pursue acquisition/ rehabilitation opportunities where the City would acquire underutilized properties for construction of affordable ownership housing by qualified developers. The City will also provide first-time homebuyer loans

that include rehabilitation costs to target less expensive homes and reduce slums and blight.

2008-2014 Objectives: Monitor properties available in the community and pursue funding alternatives to implement program.

Funding Sources: Redevelopment Housing Set-Aside; HOME

Responsible Agencies: City Manager/Housing and Community Development Division; Development Services Department/Planning Division

11. PRESERVATION OF AT-RISK HOUSING

Two projects at risk of converting to market-rate housing between 2008 and 2018: 75-unit Casa Bella senior housing project and 270-unit Bethel Towers. The City has identified Bethel Towers as a key project to pursue over the next two years. Redevelopment housing set-aside funds have been allocated to provide rehabilitation and conservation improvements to Bethel Towers in exchange for an extension of the affordability covenant. Preservation of Bethel Towers would benefit many seniors with extremely low and very low incomes.

2008-2014 Objectives: Monitor at-risk status of Casa Bella and work with HUD and property owner to extend the affordability covenant on this project. Notify tenants of potential risk of conversion at least one year prior to conversion. Undertake the following activities in preserve the affordability of the 270-unit Bethel Towers and 75-unit Casa Bella senior housing project.

Specifically, the City shall comply with the State's guidance in determining whether the provisions of Government Code Section 65583.1(c) can be used to address the adequate sites program requirement.

- *City public hearings to establish that the units were eligible and were reasonably expected to convert to market rate units*. The City conducted several public hearings regarding Bethel Towers. On May 1, 2007, City Council approved Resolution No. 07-44 which included Bethel Towers in the Annual Action Plan with $142,027 of funding designated for improvements to the eligible low-income facility for seniors. In February 2008, Council held a study session for the Draft Housing Element On May 6, 2008, which identified Bethel Towers as an at-risk preservation project. On May 6, 2008, City Council considered that the affordability covenants on Bethel Towers which were scheduled to expire in January 1, 2017. Council approved Resolution No. 08-34 approving an additional $385,000 in HOME funds for the FY 2008-2009 CDBG/HOME budget for Bethel Towers. On May 13, 2008, the Costa Mesa Redevelopment Agency adopted Resolution No. 01-2008 approving the RDA budget for FY 2008/08. Council included $262,079 in redevelopment low/moderate set-aside funds to be allocated for Bethel Towers.

  The City Council will also conduct a public hearing in the Fall of 2008 to reaffirm the at-risk status of Bethel Towers and its eligibility for receiving RHNA credits under Housing Element Law.

- *Funding will be sufficient to develop the identified units at affordable rents by Fall 2008*. City will establish a funding plan in 2008 to augment the $762,579 already set aside for extending the affordability covenant on the 270-unit Bethel Towers and begin negotiation with owners of Bethel Towers in the Fall of 2008.

- *Additional funding will be pursued to maintain the units as decent, safe, and sanitary upon occupancy*. Pursue a Section 108 loan or other funding sources as necessary in 2008/2009 to augment funding already set aside for Bethel Towers. Complete rehabilitation and preservation of Bethel Towers is anticipated to occur by June 30, 2012.

- *A legally enforcement agreement with Bethel Towers will be executed by June 30, 2010*. This agreement serves to rehabilitate and preserve the 270 units as housing affordable to lower income seniors.

Funding Sources: Redevelopment Housing Set-Aside; HOME; Section 108 Loan

Responsible Agencies: City Manager/Housing and Community Development Division

12. Single-Room Occupancy (SRO), Family Residential Occupancy (FRO), Extended Stay Units

SRO hotels offer basic, safe housing to the working poor, homeless, seniors, and students, i.e. households with extremely low and very low incomes. The City encourages the development of SRO hotels in commercial areas. As funding permits, the City will provide financial assistance and offer zoning reliefs to facilitate the new construction and/or conversion of existing motels into SRO hotels.

Motel rooms may also be converted into Family Residential Occupancy (FRO) where two or three motel rooms may be merged to create units that can accommodate single-parent or other small families.

The City would also promote the conversion of motel rooms into extended stay units. Up to 25 percent of the rooms at a motel establishment may be converted to extended stay units without a conditional use permit.

The City will establish a SRO/FRO program for projects involving the conversion of an existing motel/hotel use into a residential use for single-room occupancy or family-residential occupancy units. This program would provide development incentives to encourage these conversions. This program may also include the deferral of fee payment upon certificate of occupancy, rather than prior to building permit issuance to reduce developer construction financing costs and overall development costs for housing affordable to extremely low/lower-income and female head of households.

2008-2014 Objectives: Maintain a list of existing motels with potential for conversion into SRO, FRO, or extended stay units in 2009 and make list available to interested affordable housing developers. Promote the

conversion of motel rooms into 170 SRO or FRO units by adopting development incentives in 2009. The City may defer payment of fees until certificate of occupancy and also allow increased flexibility with integration SRO and FRO units within in the same motel complex.

Funding Sources: Redevelopment Housing Set-Aside; HOME

Responsible Agencies: City Manager/Housing and Community Development Division

13. Supportive Services for Persons with Special Needs

The City recognizes certain segments of the population require additional assistance to secure decent housing and supportive services. Special needs groups in Costa Mesa include: seniors, persons with disabilities, homeless and at-risk homeless, and low income families (including large households, female-headed households).

Through the annual action plan process for the CDBG program, the City evaluates the needs of various special needs groups and allocation CDBG Public Service dollars accordingly. The City will continue to expend CDBG funds in a manner that addresses local needs and augments the regional continuum of care system in Orange County.

2008-2014 Objectives: Conduct needs assessment through the annual planning and performance review processes of the CDBG program. Through the CDBG Request for Proposal process, identify service gaps and prioritize funding allocations. Provide public service grants to:

- Support emergency shelters for 30 persons annually (180 persons total)
- Support senior services for 600 seniors annually (3,600 seniors total)
- Provide employment training, housing, and other services for 100 persons with disabilities (600 persons total)
- Provide supportive services for 20 low income persons at risk of homelessness annually (120 persons total)

Funding Sources: CDBG

Responsible Agencies: City Manager/Housing and Community Development Division

14. Reasonable Accommodation Ordinance

The City will amend its reasonable accommodation ordinance to provide exception in zoning and land use for housing for persons with disabilities. This procedure will be a ministerial process, with minimal or no processing fee, subject to approval by the Development Services Director applying the following decision-making criteria:

1. The request for reasonable accommodation will be used by an individual with a disability protected under fair housing laws.

2. The requested accommodation is necessary to make housing available to an individual with a disability protected under fair housing laws.

3. The requested accommodation would not impose an undue financial or administrative burden on the City.

4. The requested accommodation would not require a fundamental alteration in the nature of the City's land use and zoning program.

2008-2014 Objectives: Adopt Zoning Code Amendment by December 2008.

Funding Sources: Department/Division budget provided by General Fund

Responsible Agencies: Development Services Department/Planning Division

15. Fee Deferral for Reasonable Accommodation and Affordable Housing

The City will establish a Fee Deferral program for projects requesting Reasonable Accommodation or for affordable housing projects. This program would allow payment of fees upon certificate of occupancy, rather than prior to building permit issuance to reduce developer construction financing costs and overall development costs for housing affordable to lower-income households.

2008-2014 Objectives: Establish Fee Deferral Program by December 31, 2008.

Responsible Agencies: Development Services Department/Planning Division

Funding Sources: General Fund

16. Build Green Program

In 2007, the City formed a task force to take a closer look at sustainable building design, which included features and technologies that can help conserve energy consumption. The Costa Mesa "Green Team" was established to evaluate the feasibility of integrating sustainable building techniques in new publicly and privately developed projects as well as major retrofits. The Build Green policy afforded the following incentives for green development:

1. A fee waiver program for remodeling and upgrading existing residential structures such as installation of solar or tankless water heaters, replacement of HVAC equipment with Energy efficient units, installation of cool roofs, and reroofs with Class A assembly. The fee waiver ranges from $50 for installation of a tankless water heater to $800 for Energy Star certification of existing structures and could go up to $30,000 for LEED certification of new construction.

2. A rebate program for projects with Green certification (i.e., CA Green
Builder, LEED, and GreenPoint Rated).

2008-2014 Objectives: Implement the Build Green Program in FY 2008/09.

Funding Sources: General Fund

Responsible Agencies: Development Services Department/Planning and Building Divisions

PROVISION OF ADEQUATE SITES

17. Adequate Sites

The City will maintain an inventory of vacant and underutilized sites and provide this inventory to interested developers. 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 remaining RHNA of 445 units (244 very low and 201 low income).

2008-2014 Objectives: Update inventory of vacant and underutilized sites annually and provide information to interested developers. When rezoning occurs, evaluate the impact of rezoning on the City's continued ability to meet its RHNA.

Funding Sources: Department/Division budget provided by General Fund

Responsible Agencies: Development Services Department/Planning Division

18. Fairview Developmental Center

The City will process a General Plan amendment and Rezone for the Fairview Developmental Center site to allow high density residential development. This program would also allow payment of fees upon certificate of occupancy, rather than prior to building permit issuance to reduce developer construction financing costs and overall development costs for housing affordable to lower-income households. Finally, the program will also establish a site-specific density of 30 du/ac by right for the affordable housing project.

2008-2014 Objectives: Process General Plan amendment and rezone by December 31, 2008. Work with the Fairview Developmental Center to include 170 affordable units to lower income households.

Funding Sources: General Fund

Responsible Agencies: Development Services Department/Planning Division

19. Land Acquisition

As funding permits, the City will acquire privately owned land to assemble a site(s) suitable for the development of new housing for lower and moderate income seniors, persons with disabilities, and/or families.

2008-2014 Objectives: Maintain a list of opportunity sites and monitor for-sale status of available properties. Specific actions/assistance that may be offered by the City include:

- Use of City funds to acquire and assemble parcels into site(s) of adequate size to permit development of new residential units;
- Provision of relocation assistance to displaced tenants;
- Assistance in clearance of structures acquired and site preparation;
- Disposal of the site(s) to private developer utilizing write-down method;
- Partnership in the application for additional funding for the construction of units;
- Provision of density bonus incentives; and/or
- Priority for processing the development review.

Funding Sources: Redevelopment Housing Set-Aside; HOME

Responsible Agencies: City Manager/Housing and Community Development Division

20. Mixed-Use Developments

The City will continue to promote mixed-use development in the Urban Plans, the North Costa Mesa Specific Plan, and Downtown Redevelopment Plan areas. Specifically the City will maintain a list of opportunity sites and market these sites to interested developers. The City will respond to market conditions and offer appropriate incentives through the Mixed Use Overlay zone. Incentives include:

- Reduced parking standards
- Increased densities
- Increased height limit
- Increased lot coverage
- Reduced setbacks

2008-2014 Objectives: Update inventory of opportunity sites at least every six months and make inventory available to interested developers. Evaluate incentives package annually.

Funding Sources: Department/Division budget provided by General Fund

Responsible Agencies: Development Services Department/Planning Division

21. Emergency Shelters, Transitional Housing, and Supportive Housing

Emergency shelters, transitional housing, and supportive housing are housing options that benefit primarily extremely low and very low income households. The City will amend the Zoning Code to specific emergency

shelters as a permitted use in the R3 and PDR-HD zoning districts. Specific development and performance standards will be established in the Zoning Code to regulate the development of emergency shelters.

The code amendment will also specify standards such as number of occupancy, onsite management, security provisions and distance requirements so that the operation of emergency shelters remains compatible with the surrounding neighborhood. Furthermore the code amendment will include transitional housing and supportive housing as a residential use of the property and subject to the same regulations of residential uses within the same zone. Finally, the code amendment would allow emergency shelters as permitted uses (by right), without requiring discretionary review in the R3 and PDR-HD zones.

2008-2014 Objectives: Amend the Zoning Code by December 31, 2009.

Funding Sources: Department/Division budget provided by General Fund

Responsible Agencies: Development Services Department/Planning Division

22. Removing Governmental Constraints in Processing and Permit Procedures

State Law requires that the City permit multi-family residential uses by right, sufficient to accommodate the need for lower-income households. By right, pursuant to Government Code Section 65583.2(i) means local government review must not require a conditional use permit, planned unit development, or other discretionary review or approval.

Strictly applied to affordable housing projects with a minimum density of 20 units per acre, this program would remove governmental constraints and discretionary review related to the density of affordable housing projects. The Costa Mesa Municipal Code requires developments of five units or more to undergo "Design Review" by the Planning Commission. Design Review is a planning process involving site plan review and approval. As a discretionary review process, Design Review may involve modifications to the proposed project and the reduction of the originally proposed density.

This program would continue to allow site plan review regarding design elements and development standards of an affordable housing project (i.e. circulation pathways, architecture, setbacks, parking requirements, height, and landscaping). However, this program would eliminate any discretionary review of the project density of an affordable housing project to ensure that the proposed density is not modified or reduced. This is to ensure that the affordable housing units are not reduced in number as a result of the Design Review process.

This program achieves the intent of State Law to remove governmental constraints to the production of affordable housing projects involving: (1) minimum 16 units per site; (2) minimum 20 units per acre density; and (3) demonstration of at least 50 percent of the lower-income needs to be accommodate on sites designated for residential use only.

This program complies with State housing objectives to limit discretionary review of high-density affordable housing projects for the following reasons:

- *Program would limit judgment to site plan design and residential development standards*. The Planning Commission review would strictly be related to design elements such as vehicle/pedestrian circulation, locations of ingress/egress points, bulk/massing of structures, lot coverage, building height, and building design. In addition to land use compatibility issues, Planning Commission will continue to have discretionary review over the appearance and functionality of the residential development for quality assurance. The program continues to reinforce the central intent of Design Review to produce well-designed residential communities.

- *Program would remove all discretion related to reducing density or housing affordability for projects with a minimum of 20 units per acre*. The current Zoning Code provisions for Design Review (i.e. site plan review) allow the Planning Commission to have discretion over the proposed density of a project. Theoretically, the Planning Commission could reduce the project density through the Design Review process. However, this new program would remove the Planning Commission's ability to modify the residential density of affordable housing projects in order to implement the State's housing objectives for low-income households. Therefore, for affordable housing projects in high-density residential zones (R3, PDR-HD, and mixed-use overlay zones), the 20 unit per acre density is considered permitted by right and cannot be reduced through the design review process. However, all other design review by the Planning Commission related to the project design, height, landscaping, parking and related development standards is still required.

- *Program would ensure affordable housing projects are permitted by right in high-density residential zones.* The schedule of actions for this program involves a code amendment to Title 13, Section 13-28(e), Design Review, of the Costa Mesa Municipal Code. Additional design review findings addressing the provision of affordable housing at critical mass of 20 dwelling units per acre may be added to Title 13, Section 13-29(g)(14), Design Review Findings, of the Costa Mesa Municipal Code. The Zoning Code amendment would ensure that affordable housing projects of 20 units per acre densities are permitted by right.

2008-2014 Objectives: Amend the Zoning Code by December 31, 2009.

Funding Sources: Department/Division budget provided by General Fund

Responsible Agencies: Development Services Department/Planning Division

23. Annual General Plan Review

The City will continue to monitor the extent of residential, commercial, and industrial development on an annual basis. Sufficient detail should be provided to monitor employment growth and housing production to enhance jobs/housing balance in the City.

2008-2014 Objectives: As part of the City's annual report to State Development of Housing and Community Development (HCD) for the implementation of the General Plan (including Housing Element), provide detailed progress in residential, commercial, and industrial development.

Funding Sources: Department/Division budget provided by General Fund

Responsible Agencies: Development Services Department/Planning Division

EQUAL HOUSING OPPORTUNITY

24. Fair Housing Assistance

The City contracts with the Fair Housing Council of Orange County to provide fair housing and tenant/landlord mediation services.

2008-2014 Objectives: Continue to provide fair housing services for all residents of the City. Promote awareness of fair housing via the City's website and distribute fair housing brochures at public counters and community locations. Make fair housing brochures available to nonprofit agencies. Recognize April as the "Fair Housing Month" and promote fair housing events through public service announcements.

Funding Sources: CDBG

Responsible Agencies: City Manager/Housing and Community Development Division; Fair Housing Council of Orange County; Development Services Department/Planning Division

CHILD CARE FACILITIES

25. Promotion of Child Care Facilities

The City understands that finding adequate and convenient child care is critical to maintaining the quality of life for Costa Mesa families. The City currently allows large family day care facilities of up to 14 children in many residential zones (R1, R2-MD, R2-HD, R3) as permitted uses. Day care facilities of 15 or more children would require a conditional use permit in all residential and commercial zones, but are considered as permitted uses in the I&RS zone.

The City will continue to apply development incentives pursuant to the State density bonus law and Costa Mesa Zoning Code to incorporate child care centers as part of an affordable housing development. The City will allow all incentives related to child care centers as afforded by the State density bonus provisions.

CONSERVATION ELEMENT

The goals, objectives, and policies that address conservation of resources are as follows:

GOAL CON-1:
RESOURCE CONSERVATION

It is the goal of the City of Costa Mesa to provide its citizens with a high quality environment through the conservation of resources, including land, water, wildlife, and vegetation; the protection of areas of unique natural beauty the integration of natural features into the man-made environment . [1990 GP Goal I – Modified for 2000 GP]

Objective CON-1A. Evaluate the preservation of the City's existing biotic resources in as ecologically viable and natural a condition as possible, and, where feasible, restore and integrate these resources into the urban environment. [1990 GP Objective I-B]

CON-1A.1 Ensure that all future developments will be adequately reviewed with regard to possible adverse effects on plant and animal life and critical wildlife habitat and wetlands, and incorporate feasible mitigation measures into the project design to reduce such effects. [1990 GP Policy 15]

CON-1A.2 Encourage sustainable landscapes through landscape techniques that conserve, recycle, and reuse valuable resources, including the use of native vegetation and drought tolerant landscape materials consistent with the City's landscaping standards set forth in Chapter VII of Costa Mesa Zoning Code. [2000 GP Policy]

CON-1A.3 Continue to comply with the National Pollutant Discharge Elimination System (NPDES) Program by participating in the Countywide Drainage Area Management Plan (DAMP) which stipulates water quality requirements for minimizing urban runoff and discharge from new development and requires the provisions of applicable Best Management Practices (BMP). [2000 GP Policy]

CON-1A.4 Continue to implement the Drainage Area Management Plan (DAMP), and any amendments to it, that require site discharges to reduce pollutants in runoff from new development and significant redevelopment areas. [2000 GP Policy]

Objective CON-1B. Work towards the protection and conservation of the City's existing and future water resources recognizing water as a limited resource requiring conservation. [1990 GP Objective I-D]

CON-1B.1 Require, as a part of the environmental review procedure, an analysis of major development or redevelopment project impacts on local water supplies and water quality and an analysis of the impact on water capacity and water availability. [1990 GP Policy 25 – Modified for 2000 GP]

CON-1B.2 Pursue the use of reclaimed wastewater for the irrigation of all appropriate open space facilities and require new developments and

City projects, and encourage existing developments to tie into the reclaimed water system when recommended by the Orange County Water District, Mesa Consolidated Water District, or Irvine Ranch Water District. [1990 GP Policy 26 – Modified for 2000 GP]

CON-1B.3 Cooperate with the Mesa Consolidated Water District and Irvine Ranch Water District to advise the citizens of Costa Mesa of the benefits which can be obtained from the practices of water conservation. [1990 GP Policy 31 – Modified for 2000 GP]

CON-1B.4 Prohibit the use of land for solid waste disposal dump sites in Costa Mesa and work towards the prohibition of contiguous areas for dump sites where there is possible ground water contamination. [New Policy for 2000 GP]

Objective CON-1C. Work towards the conservation of energy resources in both existing and new buildings, utilities and infrastructure. [1990 GP Objective I-E – Modified for 2000 GP]

CON-1C.1 Continue the program of replacing mercury vapor and other street lights with high-pressure sodium vapor. [1990 GP Policy 36]

CON-1C.2 Apply the standards contained in Title 24 of the California Code of Regulations as applicable to the construction of all new dwelling units. [1990 GP Policy 41]

CON-1C.3 Pursue adoption of an Energy Conservation Program that requires the use of materials, devices, and measures to reduce energy consumption above the energy conservation requirements of Title 24. These measures may include built-in energy efficient appliances, automated controls for air conditioners and lighting, special sunlight filtering window coatings or double-paned windows, light-colored roofing materials, and other means to reduce energy consumption and a structure's heating and cooling needs. [New 2000 GP Policy]

CON-1C.4 Continue to investigate the feasibility of municipal power programs. [New 2000 GP Policy]

Objective CON-1D. Work towards the orderly, balanced utilization and conservation of the City's coastal resources. [1990 GP Objective I-F]

CON-1D.1 Coordinate City planning efforts with the County of Orange, the City of Newport Beach, and other appropriate agencies to develop uniform and consistent policies regarding the future use and development of the River Park Project. [1990 GP Policy 43 – Modified for 2000 GP]

CON-1D.2 Preserve and enhance existing wetlands areas. [1990 GP Policy 44]

CON-1D.3 Review existing public works facility planning efforts to ensure that adequate water, sewer, and circulation systems are available to serve uses in the Coastal Zone and to limit planned capacities to conform to the demands created by development which is consistent with the Coastal Act. [1990 GP Policy 49]

CON-1D.4 Require the provision of adequate visitor serving on-site parking facilities that do not impact sensitive resources within the Coastal Zone. [1990 GP Policy 46]

CON-1D.5 Coordinate the development of plans, policies, and design standards for projects within the Coastal Zone with appropriate local, regional, state, and federal agencies. [1990 GP Policy 50]

Objective CON-1E. Pursue the prevention of the significant deterioration of local and regional air and water quality. [1990 GP Objective II-B]

CON-1E.1 Cooperate with and support regional, State, and Federal agencies to improve air quality throughout the South Coast Air Basin. [1990 GP Policy 80]

CON-1E.2 Require, as a part of the environmental review procedure, an analysis of major development or redevelopment project impacts on local and regional air and water quality. [1990 GP Policy 83]

CON-1E.3 Develop and implement a Reasonable Available Control Measure Plan (including employee ridesharing, traffic signal synchronization, bicycle/ pedestrian facilities, energy conservation street lighting, modified work schedules, preferential carpool parking, or other equivalent control measures) in conformance with the Air Quality Management Plan for the South Coast Air Basin. [1990 GP Policy 87]

CON-1E.4 Develop and implement comprehensive watershed management plans for drainage basins in Costa Mesa. Closely coordinate with the County, surrounding cities, and the various special districts whose decisions and activities affect City and County watersheds and other natural resources. [New 2000 GP Policy]

CON-1E.5 Implement urban runoff pollution control measures and programs to attempt to reduce and control the discharge of pollutants into storm drains to the maximum extent practicable. [New 2000 GP Policy]

CON-1E.6 Reduce the quantity of runoff and discharge of pollutants to the maximum extent practicable by integrating surface runoff controls into new development and redevelopment land use decisions. [New 2000 GP Policy]

CON-1E.7 Support the acquisition of areas of open space that have water quality significance by the City, County, State, or other agencies and non-profit organizations for preservation. [New 2000 GP Policy]

CON-1E.8 Coordinate with other local government agencies on county-wide land use issues to maintain a watershed-based approach to land use, flood control, and non-point source pollution prevention. [New 2000 GP Policy]

CON-1E.9 Ensure that land uses which pose a significant threat to water quality, such as automobile dismantlers, transportation and vehicle storage facilities, waste transfer disposal facilities, light industries, and other uses that have a significant potential for pollution, shall not

provide storage to or discharge pollutants that could easily come in contact with flood waters or high groundwater. [New 2000 GP Policy]

CON-1E.10 Minimize particulate matter pollution through control over construction projects subject to the NPDES Stormwater Permit (including erosion and sediment controls on grading, quarrying, vegetation removal, construction and demolition), industrial processes, parking lots, and other activities that pose such a water quality threat. [New 2000 GP Policy]

CON-1E.11 Ensure development consistency with the National Community Conservation Plan areas in Fairview Park and Talbert Regional Park. [New 2000 GP Policy]

CON-1E.12 Ensure that new development/significant redevelopment projects subject to the NPDES Stormwater Permit incorporate, to the maximum extent practicable, measures that reduce the quantity of storm flow and the discharge of pollutants in urban/storm water runoff to protect water quality, biological habitats, and recreational uses of downstream receiving water bodies. [New 2000 GP Policy]

CON-1E.13 Ensure that future land development/redevelopment projects subject to the NPDES Stormwater Permit adhere to the design standards set forth in the current Drainage Area Management Plan (DAMP) and the City's Local Implementation Plan. [New 2000 GP Policy]

NOISE ELEMENT

The goals, objectives and policies that address noise hazards and conditions are as follows:

GOAL N-1:
NOISE HAZARDS AND CONDITIONS

It is the goal of the City of Costa Mesa to protect its citizens and property from injury, damage, or destruction from noise hazards and to work towards improved noise abatement. [1990 GP Goal II- Modified for 2000 GP]

Objective N-1A. Control noise levels within the City for the protection of residential areas and other sensitive land uses from excessive and unhealthful noise. [1990 GP Objective II-C]

N-1A.1 Require, as a part of the environmental review process, that full consideration be given to the existing and projected noise environment. [1990 GP Policy 90]

N-1A.2 The maximum acceptable exterior noise levels for residential areas is 65 CNEL. [1990 GP Policy 91 – Modified for 2000 GP]

N-1A.3 Give full consideration to the existing and projected noise environment when considering alterations to the City's circulation system and Master Plan of Highways. [1990 GP Policy 92]

N-1A.4 Encourage Caltrans to construct noise attenuation barriers along State freeways and highways adjoining residential and other noise sensitive areas. [1990 GP Policy 93]

N-1A.5 Ensure that appropriate site design measures are incorporated into residential developments, when required by an acoustical study, to obtain appropriate exterior and interior noise levels. When necessary, require field testing at the time of project completion to demonstrate compliance. [1990 GP Policy 97]

N-1A.6 Apply the standards contained in Title 24 of the California Code of Regulations as applicable to the construction of all new dwelling units. [1990 GP Policy 98]

N-1A.7 Discourage sensitive land uses from locating in the 65 CNEL noise contour of the John Wayne Airport. Should it be deemed by the City as appropriate and/or necessary for a sensitive land use to locate in the 65 CNEL noise contour, ensure that appropriate interior noise levels are met and that minimal outdoor activities are allowed. [1990 GP Policy 101]

N-1A.8 Support alternative methods for the reduction of noise impacts at John Wayne Airport while continuing to maintain safety and existing limitations on aircraft daily departures. [1990 GP Policy 105 – Modified for 2000 GP]

SAFETY ELEMENT

The goals, objectives and policies that address safety concerns are as follows:

GOAL SAF1:
ENVIRONMENTAL AND MANMADE HAZARD PROTECTION

It is the goal of the City of Costa Mesa to protect its citizens and property from injury, damage, or destruction from environmental hazards, including hydrologic, geologic, and climatic episodes, as well as from man-made hazards, including hazardous materials. [1990 GP Goal II- Modified for 2000 GP]

Objective SAF-1A: Work towards the mitigation or prevention of potential adverse consequences of natural disasters. [1990 GP Objective II-A]

SAF-1A.1 Consider geologic hazard constraints, impacts and mitigation when developing land use policies and when making public decisions relating to land development. [1990 GP Policy 64]

SAF-1A.2 Enforce standards, review criteria, and other methods to ensure that structures on or adjacent to bluffs are set back sufficiently to preserve the natural contour and aesthetic value of the bluff line and to provide sufficient access for fire protection. [1990 GP Policy 65]

SAF-1A.3 Require geologic surveys of all new development located on or adjacent to bluffs. [1990 GP Policy 66]

SAF-1A.4 Cooperate with local, State, and Federal flood control agencies to reduce the potential for flood damage in the City of Costa Mesa. [1990 GP Policy 69]

SAF-1A.5 Identify and publicize the extent of geologic and seismic hazards within Costa Mesa and advise affected residents and property owners of appropriate protection measures. Offer information regarding earthquake standards to reduce or eliminate structural damage. [1990 GP Policy 73]

SAF-1A.6 Encourage, through technical assistance or development incentives, private property owners to take adequate steps to protect their property against seismic hazards. [1990 GP Policy 75]

SAF-1A.7 Require all proposed development projects to be designed to minimize both the volume and velocity of surface runoff and permit no adverse downstream impacts due to increased runoff through the proper design of subsurface drains, appropriate grading, on-site retention basins, landscape programs, or other appropriate measures. [1990 GP Policy 77]

SAF-1A.8 Publicize the extent of flood hazards within Costa Mesa and advise affected residents and property owners of appropriate protection measures. Develop an education program, such as the Flood Awareness Program, and emergency disaster plans for flooding. [1990 GP Policy 78]

SAF-1A.9 Encourage County, State, and Federal agencies to complete flood control improvements to the Greenville-Banning Channel to protect Costa Mesa residents and property located in the 100-year flood zone from a potential major disaster. [1990 GP Policy 79 – Modified for 2000 GP]

Objective SAF-1B: Participate in the safe, efficient and responsible management of hazardous waste materials. [1990 Objective II-D]

SAF-1B.1 Participate with the County of Orange in the implementation of the Orange County Hazardous Waste Management Plan. [1990 GP Policy 107]

SAF-1B.2 Ensure that appropriate in-depth environmental analyses are conducted for any proposed hazardous waste materials treatment, transfer, and/or disposal facility. [1990 GP Policy 108]

SAF-1B.3 Continue to work with the County of Orange to identify and inventory all users of hazardous materials and all hazardous waste generators and prepare clean-up action plans for identified disposal sites. [1990 GP Policy 110]

Fire and Police Services: Refer to Goal LU-3, Socio-Economic Considerations, Objective LU-3A.3 and LU-3A.4 found in the Land Use Element.

Public Safety Through Design: Refer to Goal CD-14, Public Safety Through Design, Objective CD-14, and Policies CD-14.1 through CD-14.3 found in the Community Design Element.

OPEN SPACE AND RECREATION ELEMENT

The goals, objectives, and policies of the Costa Mesa General Plan that address recreation and open space are as follows:

GOAL OSR-1:
ENVIRONMENTAL QUALITY AND RESOURCE CONSERVATION

It is the goal of the City of Costa Mesa to provide its citizens with a high quality environment through the development of recreation resources, and the preservation of open space[1990 GP Goal I – Modified for 2000 GP]

Objective OSR-1A. Preserve the City's open space lands and provide additional community and neighborhood parkland in conjunction with future population increases to provide adequate recreational opportunities and relief from the pressures of urban development. [1990 GP Objective I-A]

OSR-1A.1 Provide a minimum of 5.76 acres of permanent public open space (consisting of 4.26 acres of neighborhood and community parks and 1.5 acres in school yards) for every 1,000 residents. [1990 GP Policy 1]

OSR-1A.2 Provide maximum visibility and accessibility for future public parks by locating such facilities adjacent to existing or planned public streets. [1990 GP Policy 4]

OSR-1A.3 Encourage the acquisition of land for neighborhood or community parks for active recreational use. [1990 GP Policy 5]

OSR-1A.4 To the extent legally possible, require other local, regional, State, or Federal agencies to maintain an adequate inventory of open space lands within Costa Mesa. [1990 GP Policy 6]

OSR-1A.5 Encourage, through development rights transfers or other incentives, the development of private permanent open space, and recreation facilities to meet the needs of the City's residents. [1990 GP Policy 8]

OSR-1A.6 Encourage, through open space easements, development rights transfers or acquisition, zoning regulations, or other incentives, the long-term maintenance of existing open space lands. [1990 GP Policy 9]

OSR-1A.7 Require, through development standards and planned development review criteria, the integration of open space uses (plazas, courtyards, landscaped areas, etc.) into major commercial and industrial development or redevelopment projects. [1990 GP Policy 10]

OSR-1A.8 Continue to require, through development standards, the integration of open space and recreational uses and facilities into all multiple-family residential projects. [1990 GP Policy 11]

OSR-1A.9 Review the possibility of incorporating an Arts in Public Places program in City parks. [1990 GP Policy 12]

OSR-1A.10 Strongly encourage improved maintenance of City and school district facilities used for recreation and organized sports activities. Strongly

support recreation programs that benefit the youth of the community. [1990 GP Policy 13]

OSR-1A.11 Retain all existing open space in Lions Park. [1990 GP Policy 14]

OSR-1A.12 Preserve and enhance existing wetlands areas. [1990 GP Policy 44]

OSR-1A.13 Encourage the preservation of views of coastal resources from City and County parkland and public streets within Costa Mesa. [1990 GP Policy 53]

OSR-1A.14 Through continued implementation of the Parks, Recreation and Open Space Master Plan, actively pursue the acquisition and development of pocket and neighborhood parks within park deficient areas. [New Policy for 2000 GP]

OSR-1A.15 Update the Parks, Recreation and Open Space Master Plan on a regular basis. [New Policy for 2000 GP]

OSR-1A.16 Ensure that parks and recreation facilities are developed with facilities appropriate to all ages, including athletic fields, active play areas, passive open space, tot lots and picnic areas.

COMMUNITY DESIGN ELEMENT

Physical elements such as landscaping, architecture, signs, streets, open space, etc., collectively form Costa Mesa's visual environment and character. Through the implementation of the Goals, Objectives, and Policies, the visual environment and character of Costa Mesa will obtain the high level of quality desired by the City.

PUBLIC REALM FOCUS

GOAL CD-1:
VEHICULAR AND PEDESTRIAN CORRIDORS

Strengthen the image of the City as experienced from sidewalks and roadways. [New Goal for 2000 GP]

Objective CD-1A. Contribute to City beautification by enhancing the visual environment of Costa Mesa's vehicular and pedestrian corridors. [New Objective for 2000 GP]

CD-1A.1 Implement the City of Costa Mesa Streetscape and Median Development Standards in all new streetscape corridor and parkway projects. Coordinate with new development adjacent to applicable public rights-of-way to integrate landscape features and design elements consistent with the streetscape standards and recommendations. [New Policy for 2000 GP]

CD-1A.2 Encourage the consolidation of compatible street furniture elements (benches, bus shelters, newspaper racks, trash receptacles, kiosks, etc.) whenever possible. Develop design standards and guidelines for the placement of street furniture elements within and adjacent to public rights-of-way to complement the specific recommendations

provided for streets in the City of Costa Mesa Streetscape and Median Development Standards. [New Policy for 2000 GP]

CD-1A.3 Walls and fences should contribute to an attractive street and sidewalk environment and compliment the style and character of the local district and adjacent buildings. Newly constructed or reconstructed walls and fences adjacent to sidewalks and roadways should not run in a continuous plane, should incorporate architectural treatments, such as masonry or wrought iron, and integrate tiered plantings to soften their appearance. [New Policy for 2000 GP]

CD-1A.4 Require a consistent landscape character along City streets to reinforce the unique qualities of each corridor and district, including the development of landscaped medians identified in Exhibit CD-5. Support the implementation of the recommended street tree palette for each City street, as identified in the City of Costa Mesa Streetscape and Median Development Standards. [New Policy for 2000 GP]

CD-1A.5 Electric and communication lines should be placed underground, and electrical substations and telephone facilities should be screened to minimize visual impacts from sidewalks, streets, and adjacent properties. Support utility undergrounding through conditions of project approval, preparation of undergrounding plans, and the formation of assessment districts. [New Policy for 2000 GP]

Objective CD-1B. Encourage clear connections between districts within the City. [New Objective for 2000 GP]

CD-1B.1 Promote linkages between separate districts through bike trails, pedestrian paths, common medians or parkway landscaping in connecting streets, and other physical improvements as necessary. Through conditions of project approval, public improvement projects, and other measures, support the development of new connections and the enhancement of existing connections between districts. [New Policy for 2000 GP]

GOAL CD-2:
DISTRICTS

Enhance the existing character and strengthen the identity of Costa Mesa's districts. [New Goal for 2000 GP]

Objective CD-2. Encourage future development and redevelopment to reinforce district scale, identity, and urban form. [New Objective for 2000 GP]

CD-2.1 Future development and redevelopment should improve the environment for the public; it should support the distinctiveness of each district as well as the special characteristics of the existing fabric of its local context. Adopt urban design guidelines for each identified district in Costa Mesa that recognizes, maintains, and enhances the character and identity of each district; integrate existing specific plans' policies and design guidelines as applicable. [New Policy for 2000 GP]

GOAL CD-3:

NODES

Heighten the design quality and visual interest of nodes within Costa Mesa. [New Goal for 2000 GP]

Objective CD-3. Create a sense of arrival to Costa Mesa and develop prominent community focal points at key nodes within the City. [New Objective for 2000 GP]

CD-3.1 Introduce entry monument signs and entry pole signs at key gateway locations (*i.e.* nodes) in the City, as identified in Exhibit CD-3. Utilize the standard design specifications for entry signs included in the City of Costa Mesa Streetscape and Median Development Standards and as illustrated in Exhibit CD-6. [New Policy for 2000 GP]

CD-3.2 Reinforce a sense of arrival into the City by promoting architecturally significant development and significant landscape plantings at key nodes. Undertake a visioning process to develop specific design guidelines that articulate the desired character for each key node within Costa Mesa. [New Policy for 2000 GP]

GOAL CD-4:
LANDMARKS

Protect City landmarks. [New Goal for 2000 GP]

Objective CD-4. Promote the maintenance, use, and improvement of landmarks to enhance the visual image and identity of Costa Mesa. [New Objective for 2000 GP]

CD-4.1 Support efforts to preserve, maintain, and improve the condition of Costa Mesa landmarks. [New Policy for 2000 GP]

GOAL CD-5:
EDGES

Utilize Costa Mesa's edges as opportunities for enhancing the image of the City along its boundaries. [New Goal for 2000 GP]

Objective CD-5. Develop and implement programs that preserve and enhance the edges of Costa Mesa's. [New Objective for 2000 GP]

CD-5.1 Preserve and optimize natural views and open spaces in Costa Mesa. [New Policy for 2000 GP]

CD-5.2 Control the visual impacts of new development on natural views of the coast and the wetlands. [New Policy for 2000 GP]

CD-5.3 Develop open space corridors and trails along the edges of Costa Mesa where feasible. [New Policy for 2000 GP]

CD-5.4 Continue to preserve natural open space, including restoration of the natural area of Talbert Nature Reserve. [New Policy for 2000 GP]

CD-5.5 Continue protection of Fairview Park as an open space and recreation area. [New Policy for 2000 GP]

CD-5.6 Work with Caltrans to improve the design quality of freeways. [New Policy for 2000 GP]

PRIVATE PROPERTY FOCUS

GOAL CD-6:
IMAGE

Enhance opportunities for new development and redevelopment to contribute to a positive visual image for the City of Costa Mesa. [New Goal for 2000 GP]

Objective CD-6. Establish development policies and design guidelines, which contribute to an aesthetically pleasing and functional environment. [New Objective for 2000 GP]

CD-6.1 Encourage the inclusion of art and aesthetically pleasing architecture into new development and redevelopment that will have the effect of perpetuating the image of the "City of the Arts". Adopt an incentive-based design assistance program which allows business and property owners to enhance the design quality of their property while satisfying City image objectives. [1990 GP Policy 121 – Modified for 2000 GP]

CD-6.2 Encourage the use of creative and well-designed signs, which establish a distinctive image for the City. Consider amending existing sign regulations to include an incentive-based program to encourage quality signage. [New Policy for 2000 GP]

CD-6.3 Continue to work with Code Enforcement to ensure continued maintenance of properties and compliance with adopted development standards. [New Policy for 2000 GP]

GOAL CD-7:
RESIDENTIAL

Promote and protect the unique identity of residential neighborhoods within Costa Mesa. [New Goal for 2000 GP]

Objective CD-7A. Encourage excellence in architectural design. [New Objective for 2000 GP]

CD-7A.1 Ensure that new and remodeled structures are designed in architectural styles which reflect the City's diversity, yet are compatible in scale and character with existing buildings and the natural surroundings within residential neighborhoods. Develop and adopt design guidelines for residential development. [New Policy for 2000 GP]

CD-7A.2 Preserve the character and scale of Costa Mesa's established residential neighborhoods; where residential development or redevelopment is proposed, require as a condition of approval that it is consistent with the prevailing character of existing development in the immediate vicinity, and that it does not have a substantial adverse impact on adjacent areas. [New Policy for 2000 GP]

GOAL CD-8:
COMMERCIAL

Achieve a high level of quality design for commercial uses. [New Goal for 2000 GP]

Objective CD-8A. Encourage high level of architectural and site design quality. [New Objective for 2000 GP]

CD-8A.1 New and remodeled commercial structures and properties in Costa Mesa should be designed to reflect the City's architectural diversity, yet be compatible with nearby existing buildings' scale and character. As a condition of approval, commercial uses should be required to include interesting roof lines, building shapes, and patterns of shade and shadow while demonstrating sensitivity to the contextual influences of the surrounding area and compatibility with surrounding neighborhoods. [New Policy for 2000 GP]

CD-8A.2 High quality commercial architectural style in Costa Mesa is meant to reinforce a positive sense of place and to respond to the geographical location and climate of the area. Commercial architectural design elements and materials that establish high quality style, and should be integrated in new commercial development, include the following:

Design Elements

- Simple, multi-planed pitched roofs
- Open rafters/tails with large overhangs
- The appearance of "thick" walls
- Courtyards, arcades, intimate spaces
- Tile details
- Deep-set window and door openings
- Offset wall planes
- Fountains and other unique details
- Building masses with the incorporation of one and two story architecture
- Sequencing of enclosed space/arches

Design Materials

- Stucco, smooth, sand or light lace finish
- Wood, as an exposed structural material
- Clay or concrete roof tiles
- Native fieldstone
- Wood window casements
- Wood, as an accent material
- Brick, as an accent material
- Wrought iron (rust proof; anodized aluminum)
- Tile, as an accent material
- Slumpstone garden walls

[New Policy for 2000 GP]

CD-8A.3 Encourage the use of entrance patios, courtyards, plazas, arcades, fountains, porches, tower elements, covered walks, and other

features in commercial areas. Pursue incentives for promoting pedestrian amenities and significant design features in new and redevelopment projects. [New Policy for 2000 GP]

CD-8A.4 All areas not covered by structures, service yards, walkways, driveways, and parking spaces shall be landscaped consistent with the City's – Landscaping Standards contained in the Zoning Code. Utilize landscaping to provide project amenities for new and remodeled commercial uses, and to screen parking and equipment areas. Landscaped areas should generally incorporate planting utilizing a three tiered system: 1) grasses and ground covers, 2) shrubs and vines, and 3) trees. [New Policy for 2000 GP]

CD-8A.5 Arrange site access, parking, and circulation for commercial uses in a logical, safe manner. Parking should not dominate the site in areas adjacent to any street; should be concentrated in areas away from the street, behind buildings and well landscaped; and, should be designed with a clear hierarchy of circulation. Wherever possible, parking lots should be divided into a series of connected smaller lots utilizing raised landscape strips and raised walkways. Parking lots should also include landscaping that accents the importance of driveways from the street, frames the major circulation aisles, and highlights pedestrian pathways. [New Policy for 2000 GP]

CD-8A.6 Locate areas for outside equipment, trash receptacles, storage, and loading areas in the least conspicuous part of the site. Utility and mechanical equipment (e.g. electric and gas meters, electrical panels, and junction boxes) should be concealed from view of public streets, neighborhood properties, and nearby higher buildings. Trash enclosures should be architecturally compatible with the project; landscaping should be incorporated into the design of trash enclosures to deter graffiti. [New Policy for 2000 GP]

CD-8A.7 Decorative paving treatments are encouraged to be incorporated throughout commercial developments, including driveway entries, pedestrian walkways, plazas, and other areas. The design, materials, and colors of decorative paving treatments (e.g. stamped concrete, stone, brick or granite pavers, exposed aggregate, or colored concrete) should compliment the architectural style of the primary buildings and should make a positive contribution to the aesthetic and function of the site. [New Policy for 2000 GP]

CD-8A.8 All exterior lighting on commercial properties should be consistent with the architectural style of the commercial building. On each commercial site, all lighting fixtures should be from the same family of fixtures with respect to design, materials, color, fixture, and color of light. ~~Lighting sources should be shielded, diffused or indirect to~~ avoid spillover on adjacent properties, nighttime sky light pollution, and glare to pedestrians and motorists. To minimize the total number of freestanding light standards, wall mounted lights should be utilized to the greatest extent possible. [New Policy for 2000 GP]

Objective CD-8B. Preserve the scale and character of established neighborhoods near commercial uses. [New Objective for 2000 GP]

CD-8B.1 New commercial development or redevelopment should integrate adequate site planning and design features to optimize compatibility with adjacent residential neighborhoods. The following guidance should be considered:

- When adjacent residential and non-residential uses can mutually benefit from connection, appropriate linkages (e.g. walkways, common landscape areas, building orientation, and unfenced property lines) are encouraged. Successful interaction between commercial and residential uses may be achieved through adequate setbacks, landscape buffers, screening, decorative masonry walls, berms, building orientation, and limitations of commercial activities.

- Loading areas, access and circulation driveways, trash and storage areas, and rooftop equipment should be located as far as possible from adjacent residences.

- Building orientation and landscaping of commercial buildings should minimize a direct line of sight into adjacent residential private open space.

[New Policy for 2000 GP]

GOAL CD-9:
MIXED-USE

Provide opportunities to live, work, shop, and play in proximity to each other. [New Goal for 2000 GP]

Objective CD-9A. Design mixed use development projects to achieve a high quality character. [New Objective for 2000 GP]

CD-9A.1 Require that mixed-use development projects be designed to mitigate potential conflicts between uses. Consider noise, lighting, and security. [New Policy for 2000 GP]

CD-9A.2 Provide adequate parking, open space and recreational facilities to serve residents in mixed-use development projects. Site and design parking and other areas to acknowledge different users (i.e. residents versus shoppers) and to be compatible with the architectural character of the building(s). [New Policy for 2000 GP]

Objective CD-9B. Provide for the development of projects that integrate housing with commercial uses and other compatible uses. [New Objective for 2000 GP]

CD-9B.1 Encourage mixed use development along the east side of Newport Boulevard between Mesa Drive and Walnut Street. Establish incentives for the development of projects in planned development zones that integrate housing with retail and office uses. [New Policy for 2000 GP]

CD-9B.2 Support efforts to mix compatible uses and activities. Encourage the siting of community-oriented services, businesses, and amenities in and near mixed use neighborhoods, including schools, branch

libraries, open space and parks including "tot lots," and commercial uses. [New Policy for 2000 GP]

GOAL CD-10: INDUSTRIAL

Encourage the continuation of existing industrial uses and capitalize upon emerging types of industries. [New Goal for 2000 GP]

Objective CD-10A. Require that industrial and business park projects be of high quality design standards. [New Objective for 2000 GP]

CD-10A.1 Require that industrial projects be designed to convey visual interest and a positive image. Architectural qualities and design elements for industrial uses that are encouraged in Costa Mesa are:

- Building modulation indentations and architectural details;
- Building entry accentuation;
- Screening of equipment and storage areas; and
- Landscaping to soften building exteriors and to serve as a buffer between uses.

[New Policy for 2000 GP]

CD-10A.2 The design of industrial buildings should consider the visual and physical relationship to adjacent uses. An industrial structure which dominates its surrounding environment by its relative size shall generally be discouraged. [New Policy for 2000 GP]

CD-10A.3 Materials and colors should be used to produce diversity and visual interest in industrial buildings. The use of various siding materials (i.e. masonry, concrete texturing, cement or plaster) can produce effects of texture and relief that provide architectural interest. [New Policy for 2000 GP]

CD-10A.4 Consistent with the Zoning Code, landscaping should be used to define areas such as entrances to industrial buildings and parking lots, define the edges of developments, provide transition between neighboring properties, and provide screening for outdoor storage, loading and equipment areas. Landscaping should be in scale with adjacent buildings and be of an appropriate size at maturity to accomplish its intended purpose. [New Policy for 2000 GP]

CD-10A.5 The design of lighting fixtures and their structural support should be of a scale and architectural design compatible with on-site industrial buildings. Large areas should be illuminated to minimize the visual impact and amount of spillover light onto surrounding projects. [New Policy for 2000 GP]

Objective CD-10B. Control the development of industrial projects to ensure they are a positive addition to the City's community setting, and that they do not result in adverse impacts with adjacent uses. [New Objective for 2000 GP]

CD-10.B1 Require industrial projects to incorporate landscape setbacks, screening walls and/or other elements that mitigate negative impacts with adjacent uses. [New Policy for 2000 GP]

CD-10.B2 Protect transitional areas between industrial and other uses. Storage yards, parking areas, and service areas should be screened from public view. [New Policy for 2000 GP]

GOAL CD-11:
HISTORIC PRESERVATION

Promote preservation of the City's historically and architecturally significant buildings and revitalization of traditional neighborhoods and commercial areas. [New Goal for 2000 GP]

Objective CD-11. Integrate historic preservation design practices into planning for areas with historic significance. [New Objective for 2000 GP]

CD-11.1 Enforce existing policies that protect historic and cultural resources to deter the demolition of historically, architecturally and culturally significant structures. [New Policy for 2000 GP]

CD-11.2 Encourage the restoration and adaptive re-use of older commercial structures which contribute to the sense of historic and cultural identity of Costa Mesa. Support financial incentives, tax relief programs, and flexibility in zoning regulations to promote historic preservation and adaptive re-use of older commercial buildings. [New Policy for 2000 GP]

CD-11.3 As a condition of project approval, ensure that new development respects Costa Mesa's heritage by requiring compatibility with historic traditions and character, where applicable, of the local context. [New Policy for 2000 GP]

GOAL CD-12:
PUBLIC ART

Promote understanding and awareness of the visual arts by providing art in the public environment. [New Goal for 2000 GP]

Objective CD-12. Generate appreciation for public art and promote involvement in the community through public art programs. [New Objective for 2000 GP]

CD-12.1 Develop a diverse public arts program that involves the entire community and benefits the image of Costa Mesa. Adopt guidelines to encourage the placement of public art within and adjacent to public rights-of-way. [New Policy for 2000 GP]

GOAL CD-13:
SIGNS

Ensure that signs contribute positively to Costa Mesa's image and overall economic development. [New Goal for 2000 GP]

Objective CD-13. Facilitate the installation of signs that contribute to a positive image of the public realm, consistent with the Costa Mesa Zoning Code. [New Objective for 2000 GP]

CD-13.1 Encourage homeowners' associations and neighborhoods to maintain existing housing tract entrance signs in an attractive

manner and encourage the placement of such signs at the entrance of major developments which do not have such identification. [New Policy for 2000 GP]

CD-13.2 Encourage the use of common design elements in signs for commercial and industrial centers through the development of planned sign programs to improve center identity by publicizing the benefits of such programs to developers and local business operators. [New Policy for 2000 GP]

CD-13.3 Consider developing citywide sign design guidelines that promote creativity and flexibility while upholding design quality. Design guidelines could include the design and placement of business signs, public street graphics, street signs, locational and directional signs, traffic signs, etc. [New Policy for 2000 GP]

CD-13.4 Introduce distinctive signage, including the entry signage system contained within the Costa Mesa Streetscape and Median Development Standards, which effectively announces arrival to the City, unique districts, neighborhoods, and public buildings and parks. [New Policy for 2000 GP]

GOAL CD-14:
PUBLIC SAFETY THROUGH DESIGN

Create a safe place to live, work, and play for Costa Mesa residents. [New Goal for 2000 GP]

Objective CD-14. Incorporate public safety considerations into community design. [New Objective for 2000 GP]

CD-14.1 Decrease the opportunity for criminal activity by addressing high risk circumstances (i.e., a dark alley, an enclosed stairwell, and dark entrances). Involve the Police and Fire Department in reviewing and making design recommendations during the project review period. [New Policy for 2000 GP]

CD-14.2 Continue to implement and refine development standards and/or guidelines based on Crime Prevention Through Environmental Design (CPTED) for new development and redevelopment with emphasis on site and building design to minimize vulnerability to criminal activity. [New Policy for 2000 GP]

CD-14.3 Continue to provide CPTED training to City staff and local planning and design professionals to optimize public safety through community design. [New Policy for 2000 GP]

HISTORIC AND CULTURAL RESOURCES ELEMENT

The goals, objectives and policies that address Historic and Cultural Resources Element are as follows:

GOAL HCR-1:
HISTORIC RESOURCE CONSERVATION

It is the goal of the City of Costa Mesa to provide its citizens with a high quality environment through the protection and conservation of historic and cultural resources the preservation of open space.[1990 GP Goal I – Modified for 2000 GP]

Objective HCR-1A. Encourage the preservation and protection of the City's natural and man-made historic resources. [1990 GP Objective I-C]

HCR-1A.1 Require, as part of the environmental review procedure, an evaluation of the significance of paleontological, archaeological, and historical resources and the impact of proposed development on those resources. [1990 GP Policy 17]

HCR-1A.2 Require monitoring of grading operations by a qualified paleontologist or archaeologist when the site is reasonably suspected of containing such resources. If, as a result, evidence of resources is found, require the property to be made available for a reasonable period of time for salvage of known paleontological and archaeological resources by qualified experts, organizations, or educational institutions. [1990 GP Policy 18]

HCR-1A.3 Require development on land containing known archaeological resources to use reasonable care to locate structures, paving, landscaping, and fill dirt in such a way as to preserve these resources undamaged for future generations when it is the recommendation of a qualified archaeologist that said resources be preserved in situ. [1990 GP Policy 19]

HCR-1A.4 Encourage the preservation of significant historic resources as identified on Table HCR-1 by developing and implementing incentives such as building and planning application permit fee waivers, Mills Act contracts, grants and loans, implementing the State Historic Building Code and other incentives as identified in the City's Historic Preservation Ordinance. [New Policy for 2000 GP]

HCR-1A.5 Promote the preservation of significant historical resources and encourage other public agencies or private organizations to assist in the purchase and/or relocation of sites, buildings, and structures deemed to be of historical significance. [1990 GP Policy 22]

HCR-1A.6 Encourage development of an interpretive center for paleontological, archaeological, and historical resources at Fairview Park. The center may contain resources found in the park area as well as resources found throughout the City. [1990 GP Policy 24]