

Impartial Analysis for Measure Z: An Initiative Known As the Costa Mesa Measure for Sensible Community Development and Development-Funded Open Space and Recreation

The purpose of this measure (the “Measure”) is to directly compete with the initiative known as “The Initiative To Require Voter Approval of Certain Development Projects” (the “Initiative”).

If adopted, the Measure would amend the Municipal Code to add a development impact fee known as the Open Space and Public Park Impact Fee, which would be applicable to all new development located both north of the 405 freeway and west of Fairview Drive. The Fee is intended to offset the impacts that new development has upon recreational opportunities. It is to be used for the purpose of increasing active recreation, open space and public park facilities within the City. While not specifically tied to the development of Fairview Developmental Center, upon its anticipated closure, the Fee would be available to fund open space and recreational activities at that site. The Measure sets the Fee at the maximum amount permissible pursuant to the Mitigation Fee Act, and requires compliance with the requirements of that Act; but caps the Fee at \$1.50/square foot of new development. The Measure would also result in the creation of an Open Space & Recreation Advisory Committee with a limited duration to advise the City Council on expenditures of the new Open Space and Public Park Impact Fee.

The Measure would by ordinance ratify and adopt the City’s General Plan adopted on June 21, 2016; the Baker Street and Paularino Avenue Specific Plan (SP-78-02), the Placentia/Hamilton/Pomona/19th Specific Plan (SP-79-01), the Bristol Street Specific Plan (SP-82-01), the East 17th Street Specific Plan (SP-84-01), the Harbor/Bernard/Parsons/Ford Specific Plan (SP-84-02), the North Costa Mesa Specific Plan (SP-94-01), the Avocado Street Specific Plan (SP 86-01), the Newport Boulevard Specific Plan (SP-96-01), the Costa Mesa Theater & Arts District Plan (SP-0301), the SoBECA Urban Plan (SP-05-06), the 19 West Urban Plan (SP-05-07), the Mesa West Bluffs Urban Plan (SP-05-08), the Mesa West Residential Ownership Urban Plan (SP-05-09); and Title 13 of the Costa Mesa Municipal Code (Planning, Zoning and Development).

This Measure comprehensively regulates the same subject as the Initiative. It directly competes with, and specifically rejects the changes to the Municipal Code proposed by the Initiative. If a majority of voters approve both the Initiative and the Measure, the one with the higher percentage of the vote will control. If both measures are approved and the Measure receives a higher percentage of the vote than the Initiative, none of the changes or additions proposed by the Initiative will be implemented.

Any future changes or amendments to the ordinance proposed by the Measure, including changes or amendments to the General Plan, Special Plan(s), Overlay Plan(s), or Municipal Code provisions affected by it, may occur in the manner set forth by law, and shall not require a vote of the people; excepting that any change to the General Plan provisions that call for approximately 25 acres of the Fairview Development Center site to be zoned as either passive or recreational open space upon its closure would require a vote of the people.

The above statement is an impartial analysis of Measure Z. If you desire a copy of the measure, please call the elections official’s office at 714-754-5225 and a copy will be mailed at no cost to you.