



AIRPORT LAND USE COMMISSION

FOR ORANGE COUNTY

3160 Airway Avenue • Costa Mesa, California 92626 • 949.252.5170 fax: 949.252.6012

AGENDA ITEM 3

July 16, 2026

TO: Commissioners/Alternates

FROM: Julie Fitch, Executive Officer

SUBJECT: City of Costa Mesa Request for Consistency Determination of Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation

Background

In March 2022, the City of Costa Mesa submitted its 2021-2029 6th Cycle Housing Element Update to the Airport Land Use Commission (ALUC) for a consistency review. The Housing Element Update identified 99 potential future candidate housing sites within five Focus Areas. The Commission found the Housing Element Update inconsistent with the *Airport Environs Land Use Plan for John Wayne Airport (AELUP for JWA)* based mainly on the maximum height of proposed sites in North Costa Mesa area of Focus Area 2 that would penetrate the 206-foot horizontal surface for JWA. See Attachment 1 for location of Housing Element Focus Area 2.

Proposed Project

The City is now submitting the Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation (“Project”) for an ALUC consistency review. The City proposes to apply an overlay to increase housing and mixed-use development capacity and to amend related documents for consistency, clarity, and compliance with State law. The proposed Project would implement portions of the City’s Housing Element by applying an updated Mixed-Use Overlay District (MUOD) to selected parcels (“Measure K” sites) throughout the City. This would allow for future residential and mixed-use development in areas currently designated as Commercial and Industrial within the JWA Notification Area. See Attachment 2 for project sites. The Project includes the following:

Zoning Code Amendments

Proposed amendments to Costa Mesa Municipal Code Title 13, Article 11 Mixed Use Overlay District (MUOD) which would increase/change the allowable densities and building heights on

most Measure K properties, including Housing Element sites. Other Zoning Code amendments are proposed such as changes to planning application processing, definitions, site improvements, etc.

General Plan Amendments

The City's submittal indicates that proposed General Plan amendments include amendments to the Housing Element and Land Use Element which would change land uses by adding the Mixed-Use Overlay District (MUOD) to numerous sites throughout the City. The proposed amendments to the Noise, Circulation, Community Design, and Open Space and Recreation Elements would remove references to Urban Plans and Master Plans for mixed-use development (the City will be utilizing the MUOD and objective design standards); remove references to districts to reduce confusion with actual land use or zoning districts; and other text edits for clarity and consistency.

Specific Plan Amendments

There are three specific plans that would be amended to incorporate the application of the MUOD to Measure K sites, including Housing Element sites.

- The Newport Boulevard Specific Plan encompasses properties fronting the east side of Newport Boulevard between Mesa Drive and 19th Street. The proposed amendment would clarify that the MUOD provides additional development opportunities on Measure K sites and that properties listed in the Housing Element would be developed according to the Housing Element-related provisions of the MUOD, except where the specific plan allows greater capacity.
- The North Costa Mesa Specific Plan covers approximately 423 acres in northeast Costa Mesa. The proposed amendment would clarify that the MUOD is applicable to Measure K sites and that properties listed in the Housing Element would be developed according to the Housing Element-related provisions of the MUOD, except where the specific plan allows for greater building height or capacity.
- The One Metro West Specific Plan establishes standards for one 15.23-acre site on Sunflower Avenue at Cadillac Avenue in far northwest Costa Mesa. This property is in the proposed Housing Element amendment. The proposed amendment would clarify that the Housing Element-related provisions of the MUOD are applicable to the property, except where the specific plan allows for greater height or capacity.

The City anticipates scheduling the following Public Hearings:

September 14, 2026 Planning Commission
October 6, 2026 City Council

AELUP for JWA

Regarding Aircraft Noise Impacts

The Project would allow future residential and mixed-use development on sites within the JWA 65-and-above dBA CNEL noise contours by applying the MUOD. These sites are just south of Bristol Street and west of the Golf Course. Attachment 3 shows the proposed land uses in relation to the JWA noise contours.

As stated in *AELUP for JWA* Section 3.2.3 Noise Impact Zone “1” - High Noise Impact (65 dB CNEL and above), “the ALUC does not support residential development within the 65 dB CNEL noise contour.” The section further states that residential units in this area are inconsistent unless it can be shown conclusively that such units are sufficiently sound attenuated for present and projected noise exposures so as not to exceed an interior standard of 45 dB CNEL, and may require the dedication of an avigation easement for noise to the airport proprietor. Section 3.2.3 also conditions that all residential units are to be indoor-oriented to preclude noise impingement on outdoor living areas.

The City’s submittal identifies existing and proposed policies and zoning requirements related to aircraft noise. The Land Use Element includes the following policy:

- *LU-3.17: New residential developments within the 60 dB CNEL noise contour of the airport shall provide designated outdoor signage informing the public of the presence of operating aircraft.*

The Noise Element includes the following policies:

- *N-1.1: Enforce the maximum acceptable exterior noise levels for residential areas at 65 CNEL.*
- *N-1.4: 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.*
- *N-1.6: Discourage sensitive land uses from locating within the 65 CNEL noise contour of 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.*

The proposed MUOD includes additional airport-related standards for future projects within the Airport Planning Area. Section 13-83.11.5(c) requires applicable MUOD projects located within the Airport Planning Area to prepare a noise study by a qualified acoustical engineer. The noise study would be required to certify compliance with Costa Mesa Municipal Code Title 13, Chapter XIII, Noise Control, and the *AELUP for JWA*. This chapter also states that MUOD projects on

properties located within the Airport Planning Area shall comply with applicable requirements of the *AE LUP for JWA*, **unless overridden** by the City Council.

While the City’s General Plan and Zoning Code include policies related to noise, the Project would allow future residential and mixed-use development within the 65 and above dBA CNEL contour for JWA. The proposed reliance on future acoustical studies and project-level review does not remove the underlying *AE LUP* incompatibility issues associated with new residential uses in Noise Impact Zone 1 (65 dBA and above), nor does it “conclusively” ensure that all appropriate sound-attenuating mitigation measures will be implemented.

Regarding Height Restrictions

As shown in Attachment 4, the Project would apply to sites within the JWA Notification Area. The MUOD would allow maximum building heights of 60 to 108 feet for sites designated as residential or mixed-use depending on the applicable MUOD density tier and location. Non-residential buildings would be limited to 40 feet in height.

The MUOD would also apply to selected properties within the North Costa Mesa Specific Plan area where the existing maximum heights are up to 315 feet (with an FAA determination of no hazard). The MUOD would provide an optional route for residential/mixed-use projects within the North Costa Mesa Specific Plan, so it does not preclude City approval of projects within the North Costa Mesa Specific Plan with those maximum heights. See Attachment 5 for Table 2 Maximum Building Heights for the North Costa Mesa Specific Plan.

Attachment 6 shows the proposed MUOD maximum heights in relation to the obstruction surfaces for JWA. The project sites closest to JWA (south of Bristol) are located within the transitional surface for JWA. With approximate ground elevation of 30 feet and proposed MUOD maximum heights of 60 feet above ground level in that area, the maximum height allowed project height of 90’ AMSL would come very close to penetrating the JWA transitional surface of 92 feet AMSL. While the MUOD project sites would not penetrate the Obstruction Imaginary Surfaces for JWA, the underlying heights for the North Costa Mesa Specific Plan would penetrate the obstruction surfaces as indicated in the March 2022 ALUC Inconsistent finding for the Housing Element Update.

The City’s Land Use Element includes the following airport-related policies addressing height and FAA notification.

- *LU-3.13: Prohibit the construction of buildings or structures that would present a hazard to air navigation, as determined by the Federal Aviation Administration.*
- *LU-3.14: Development proposals that include construction or alteration of structures more than 200 feet above ground level, or that otherwise require filing with the Federal Aviation Administration and Airport Land Use Commission pursuant to federal and State law, shall comply with applicable filing requirements.*

If filing is required in accordance with State or federal agency procedures, a Notice of Proposed Construction or Alteration, FAA Form 7460-1, shall be filed prior to review and consideration of the proposed development.

Development under the MUOD, or under the North Costa Mesa Specific Plan, would be required to file FAA Form 7460-1 and comply with applicable FAA and ALUC review requirements if the development exceeds applicable FAA notification criteria or otherwise triggers Part 77 review. Note that Section 2.1.3 of the *AELUP for JWA* states:

“A Determination of No Hazard to Air Navigation does not automatically equate to a Consistency determination by the ALUC. The FAA may also conclude in their aeronautical study that a project is an Obstruction but not a Hazard to Air Navigation. The Commission may find a project Inconsistent based on an Obstruction determination.”

Regarding Safety Zones and Flight Tracks

Attachment 7 shows the Project in relation to the Safety Zones for JWA. Portions of the MUOD area would be located within Safety Zones 2, 3, and 6, with a small part of one parcel located within Safety Zone 1 - Runway Protection Zone (RPZ). The RPZ is the “very close final approach or departure” for aircraft and has a “very high risk level.” As indicated in the California Airport Land Use Planning Handbook, all structures and residential land uses in this area should be prohibited.

Safety Zone 2 is the Inner Approach/Departure Zone where aircraft are flying at low altitudes on final approach and departure. The Handbook indicates avoiding residential uses except as infill in developed areas and limiting nonresidential uses to activities that attract few people. The Handbook states that assembly uses, children’s schools, large daycare centers, hospitals, nursing homes, stadiums, group recreational uses, and hazardous uses should be prohibited.

The MUOD would also apply to areas located within Safety Zones 3 and 6. Safety Zone 3 is the Inner Turning Zone, where residential uses should be limited to very low densities, and higher-intensity non-residential uses should be avoided. Safety Zone 6 is the Traffic Pattern Zone, where residential uses are generally allowed, but overflight should be considered. Attachment 8 includes JWA Flight Tracks for three separate days in June 2026. As shown on the illustration, the area south of Bristol Street included in the MUOD (allowing residential uses) is subject to numerous general aviation flights at altitudes between 400 and 800 feet. See Attachment 9 for Safety Zone information provided in the Handbook.

AELUP for Heliports

The City’s Land Use Element allows for the development of heliports and includes Policy LU-3.15, which requires development proposals involving a heliport or helistop to comply with State permit procedures, including referral to ALUC by the applicant, and with conditions imposed or recommended by FAA, ALUC, and Caltrans.

Environmental Compliance

The City has prepared a Draft Program Environmental Impact Report (PEIR) for the Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation effort. The Draft PEIR is currently available for public review and comment, and the public comment period ends August 3, 2026.

Conclusion

ALUC staff has reviewed the proposed Project, including amendments to the Zoning Code, General Plan (including the Noise Element and Land Use Element), and three Specific Plans with respect to compliance with the *AELUP for JWA*, including review of noise, height, and safety. The Project would allow new residential and mixed-use development within the 65-and-above dBA CNEL for JWA; within Safety Zones 1, 2, 3 and 6; and would continue to allow development that would exceed the obstruction imaginary surfaces for JWA (North Costa Mesa Specific Plan).

Attachment 10 contains excerpts from the City of Costa Mesa submittal for the Project. The Draft Housing Element, Zoning Code Updates and other Project materials can be found on the City's website: <https://www.costamesaneighborhoods.com/>

Recommendation

That the Commission find the proposed City of Costa Mesa Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation *inconsistent* with the *AELUP for JWA* per:

1. Section 2.1.1 Aircraft Noise, because aircraft noise from airports may be incompatible with the general welfare of inhabitants within the vicinity of an airport;
2. Section 2.1.2 Safety Compatibility Zones, because the purpose of the Safety Zones is to support continued airport use and operation by establishing compatibility and safety standards to promote air navigational safety and reduce potential safety hazards for persons living, working, or recreating near JWA;
3. Section 3.2.1 General Policy, because within the boundaries of the *AELUP*, land uses may be found inconsistent if they place people so that they are affected adversely by aircraft noise or concentrate people in areas susceptible to aircraft accidents;
4. Section 3.2.3 Noise Impact Zone "1" - High Noise Impact, because the *AELUP* does not support residential development within the 65 dB CNEL noise contour and finds residential units inconsistent unless they are sufficiently sound attenuated to meet the 45 dB CNEL interior standard and sufficiently indoor oriented to preclude noise impingement on outdoor living areas;

5. Section 3.2.5 Runway Protection Zone “RPZ,” Extreme Crash Hazard, because only airport-related uses and open space uses, including agriculture and certain types of transportation and utility uses, are permitted, and no buildings intended for human habitation are permitted in the RPZ.

Respectfully submitted,

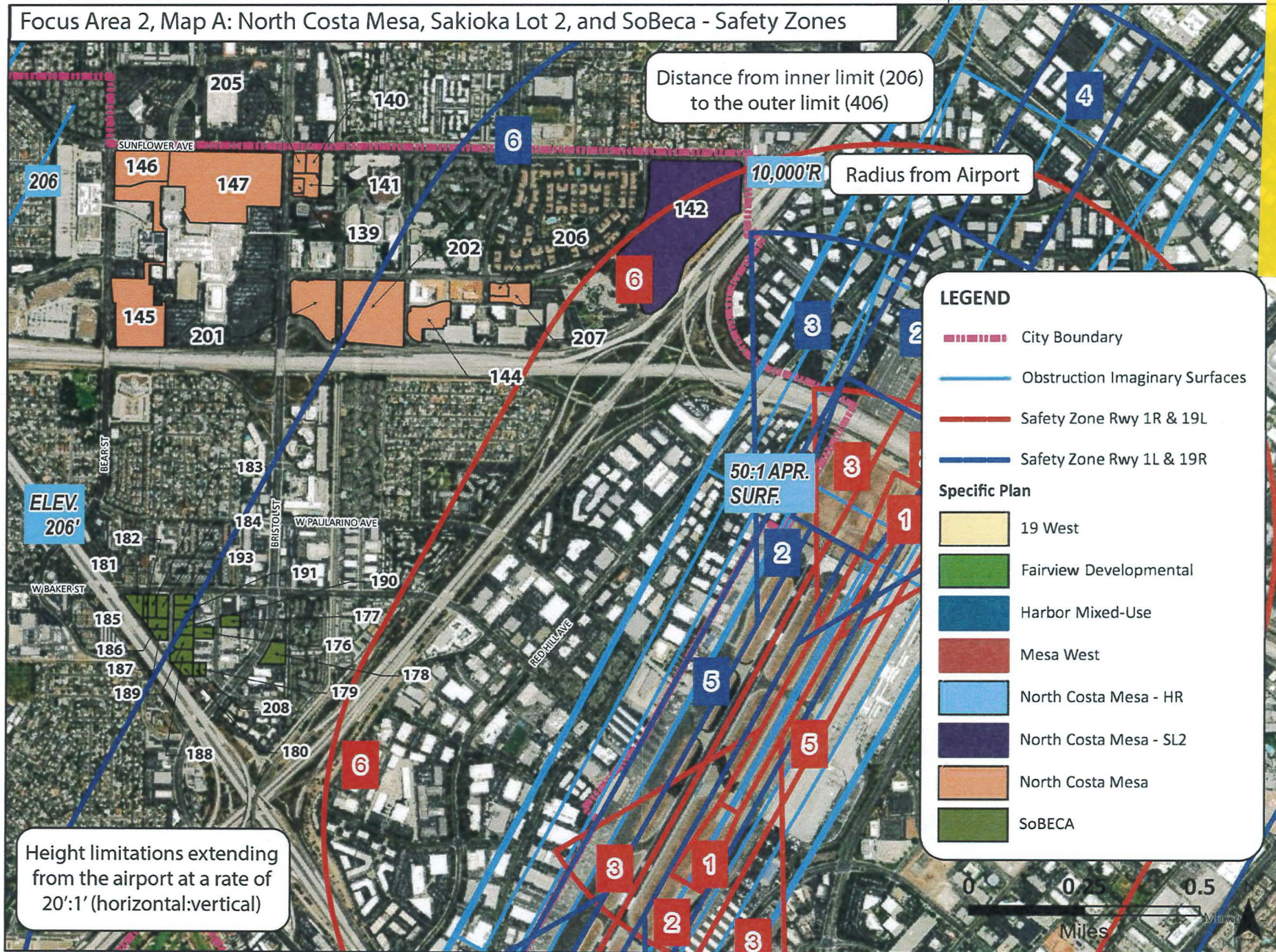


Julie Fitch
Executive Officer

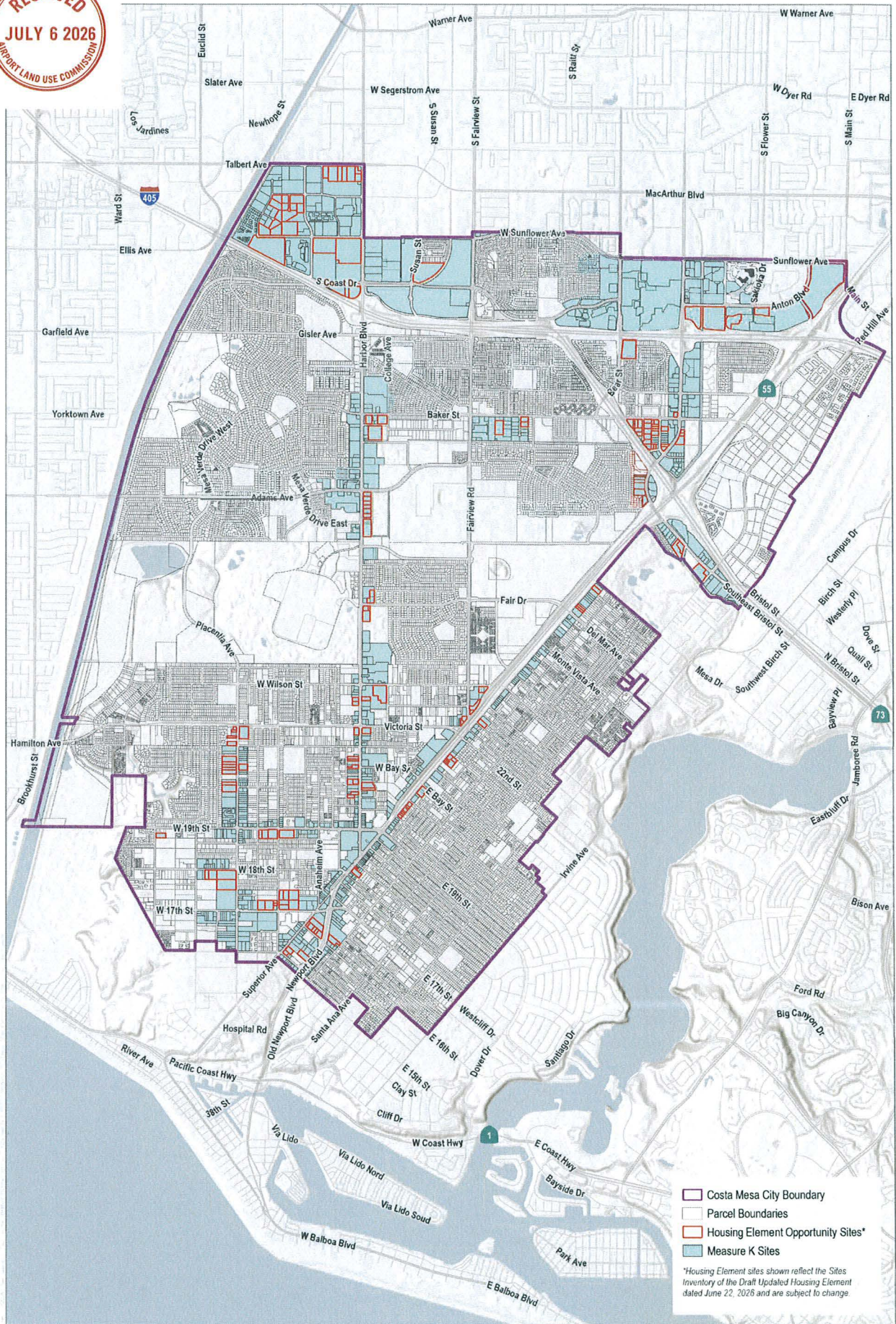
Attachments:

1. Housing Element Focus Area 2
2. Project Sites
3. JWA Noise Contours
4. JWA Notification Area
5. NCMSP Table 2 Maximum Heights
6. Proposed Maximum Heights/JWA Obstruction Surfaces
7. JWA Safety Zones
8. JWA Flight Tracks
9. Safety Zones - California Airport Land Use Handbook
10. Excerpts from Costa Mesa Submittal

Focus Area 2, Map A: North Costa Mesa, Sakioka Lot 2, and SoBeca - Safety Zones



ATTACHMENT 1



■ Costa Mesa City Boundary
 ■ Parcel Boundaries
 ■ Housing Element Opportunity Sites*
 ■ Measure K Sites

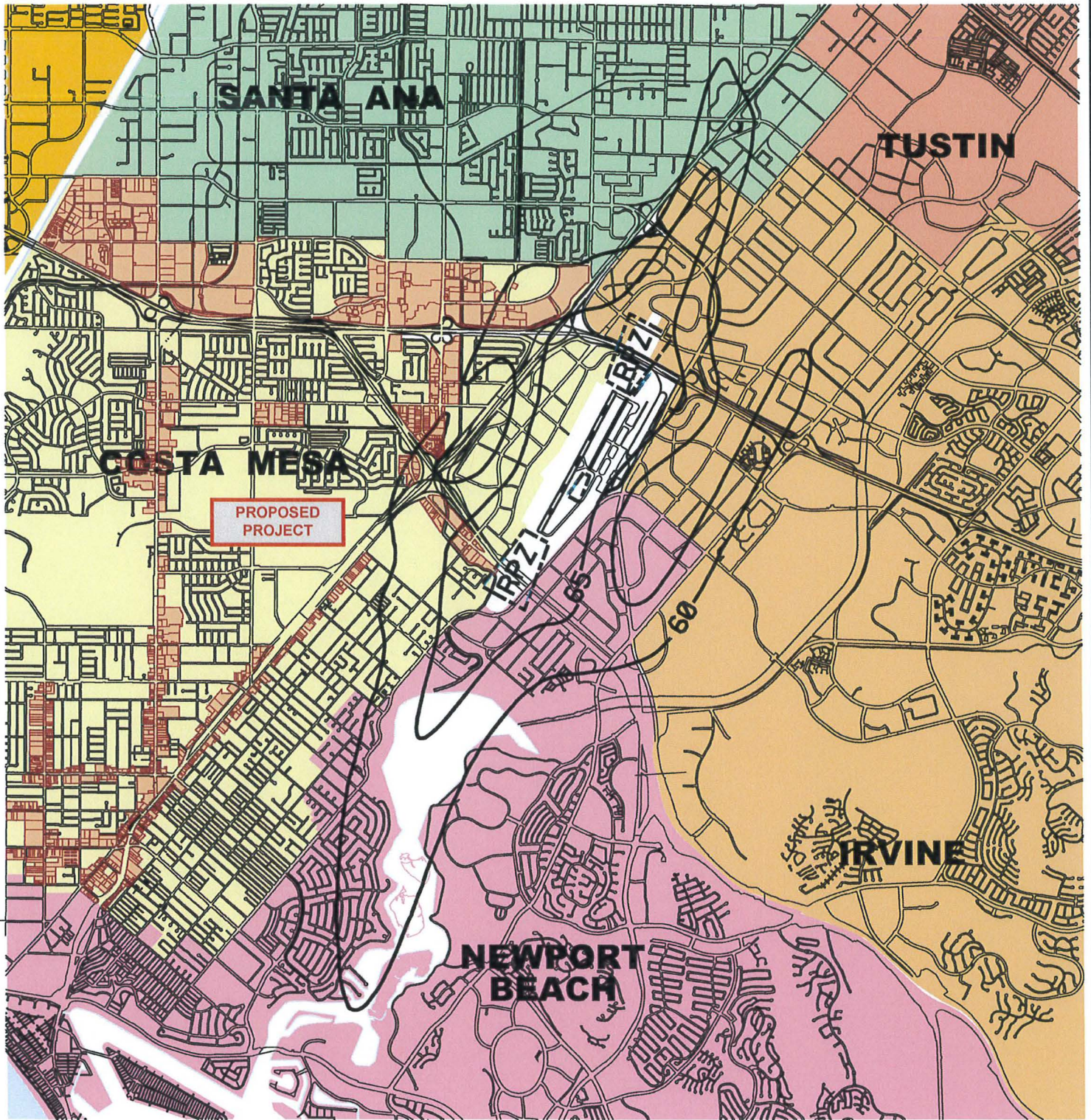
*Housing Element sites shown reflect the Sites Inventory of the Draft Updated Housing Element dated June 22, 2026 and are subject to change.

SOURCE: City of Costa Mesa, Orange County Sanitation District, Open Street Map



Neighborhoods Where We All Belong

ATTACHMENT 2



Note: County Unincorporated areas are shown in white.

John Wayne Airport Impact Zones

LEGEND

- 65— CNEL CONTOUR
- - - - RUNWAY PROTECTION ZONE
- · - · - CITY BOUNDARIES
- AIRPORT BOUNDARIES

Composite contour from
John Wayne Airport Project
Case-1990 and 2005
(see section 2.2.1)

CERTIFICATION

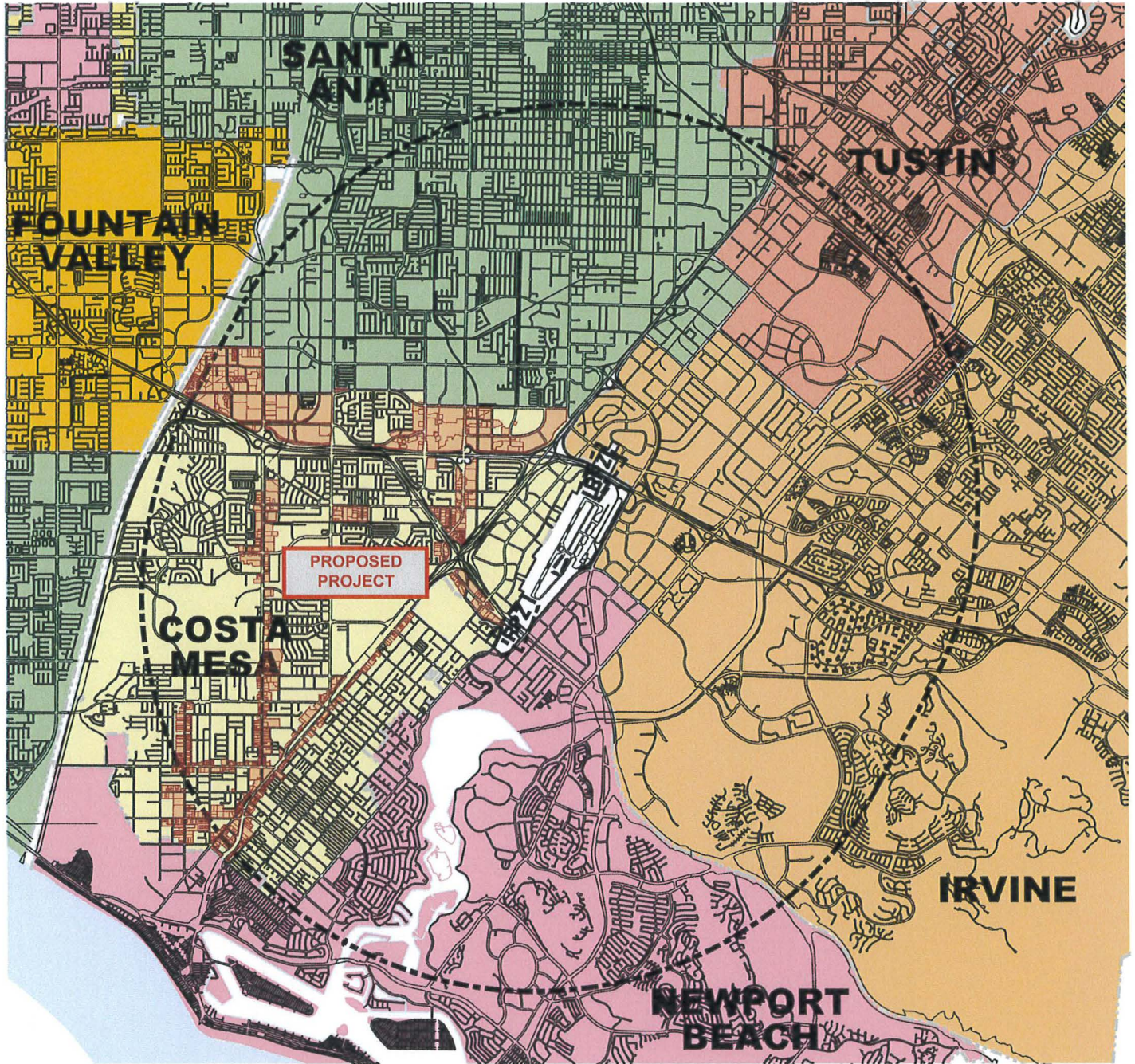
Adopted by the Airport Land Use Commission for Orange County

ATTACHMENT 3



AELUP Notification Area for JWA

ATTACHMENT 3



Note: County Unincorporated areas are shown in white.

FAR PART 77

Notification Area for John Wayne Airport: 20,000' Radius at 100:1 Slope

LEGEND

- 20,000' Radius
- CITY BOUNDARIES
- AIRPORT BOUNDARIES



0 600 1200 3000 4000 5000 7500
Scale in Feet

CERTIFICATION

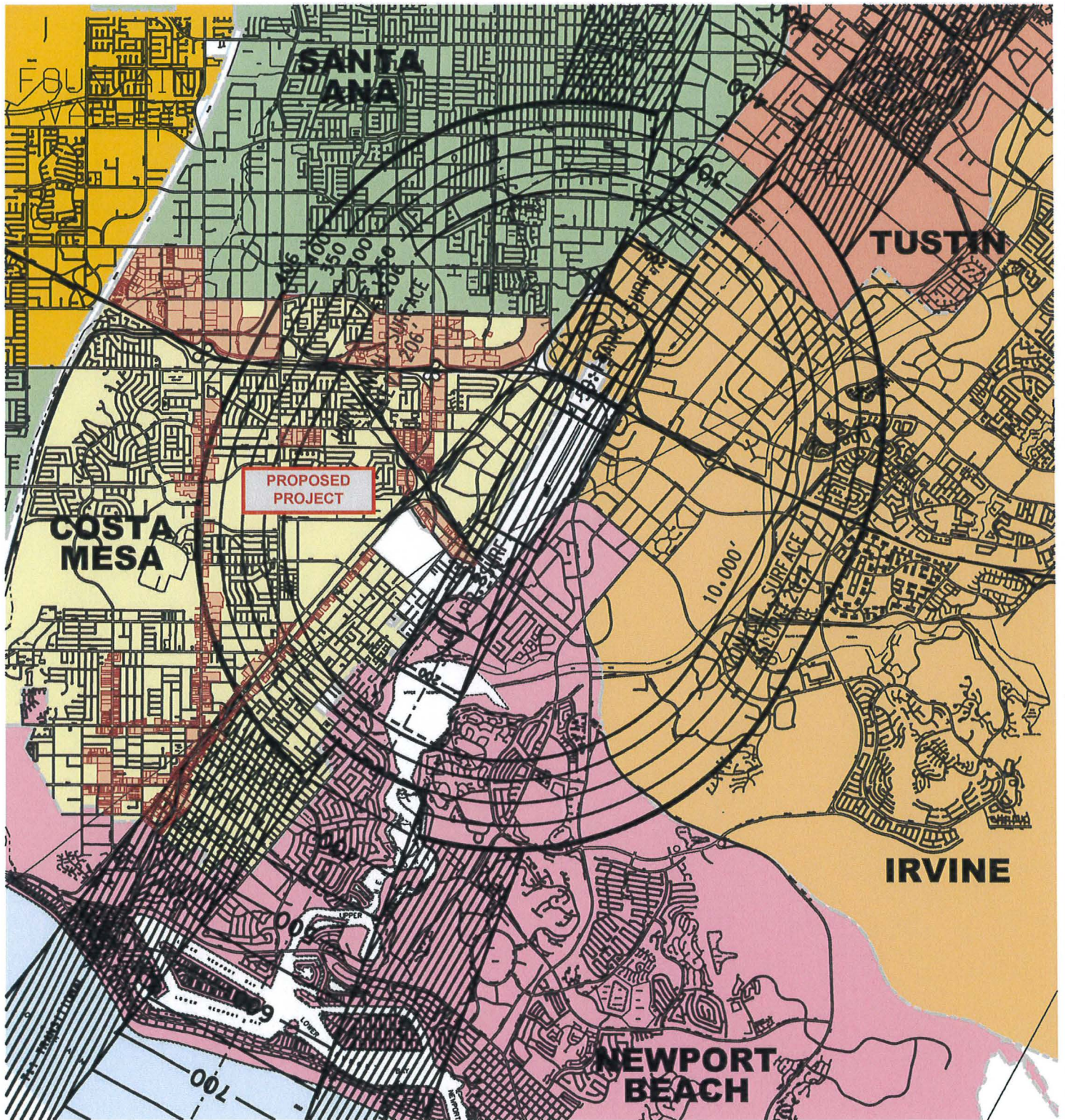
Adopted by the Airport Land Use Commission for Orange County

ATTACHMENT 4

Date _____

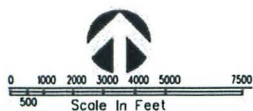
Table 2- Maximum Building Heights North Costa Mesa Specific Plan		
SUB-AREA	MAXIMUM BUILDING HEIGHT ^{1, 2}	NOTES
AREA 1 Home Ranch	Varies	See Exhibit 11b.
AREA 2 Metro Pointe	30 feet-north of South Coast Drive (approx. 2 stories) 90 feet-south of South Coast Drive (approx. 6 stories)	Current development agreement allows buildings up to 15 Buildings above 173 feet in height will require a determination of no hazard by the FAA.
AREA 3 South Coast Plaza and Crystal Court	85 feet (approx. 4 stories)	None
AREA 4 SCP Town Center	315 feet (approx. 25 stories)	Buildings above 173 feet in height will require a determination of no hazard by the FAA.
AREA 5 The Lakes	Mid-rise Residential-90 feet (approx. 6 stories) High-rise Residential - 280 feet (approximately 26 stories) Commercial- 110 feet (approximately 11 stories)	Buildings above 173 feet in height will require a determination of no hazard by the FAA.
AREA 6 South Coast Metro	Varies-See Table 6B.	Buildings above 173 feet in height will require a determination of no hazard by the FAA. Buildings which encroach into the setback for Anton cannot exceed 30 feet (approx. 2 stories) within the
AREA 7 Sakioka Lot 1	60 feet (approx. 4 stories)	Buildings which encroach into the setback for Anton Blvd. and/or Sakioka Dr. cannot exceed 30 feet (approx. 2 stories) within the setback area.
AREA 8 Sakioka Lot 2	North of collector street- 60 feet (approx. 4 stories) South of collector street- 120 feet (approx. 8 stories)	Buildings above 161 feet in height will require a determination of no hazard by the FAA. Buildings which encroach into the setback for Anton cannot exceed 30 feet (approx. 2 stories) within the setback area.
<p>1. All building height measurements reference the height above grade- not mean sea level.</p> <p>2. The maximum building heights specified in this Specific Plan shall continue to apply to a property unless specifically superseded by a MUOD project when a property owner chooses to exercise, as applicable. If the MUOD provisions of Article 11 (Mixed-Use Overlay District) of Chapter V (Development Standards) of Title 13 (Planning and Development) of the Costa Mesa Municipal Code <u>apply</u> on a qualifying property, in which case the higher height limit as between the MUOD and this Specific Plan shall apply.</p>		

Updated February 2001; November 2001; January 2007; November 2007; March 2026



Note: County Unincorporated areas are shown in white.

FAR PART 77 John Wayne Airport Obstruction Imaginary Surfaces



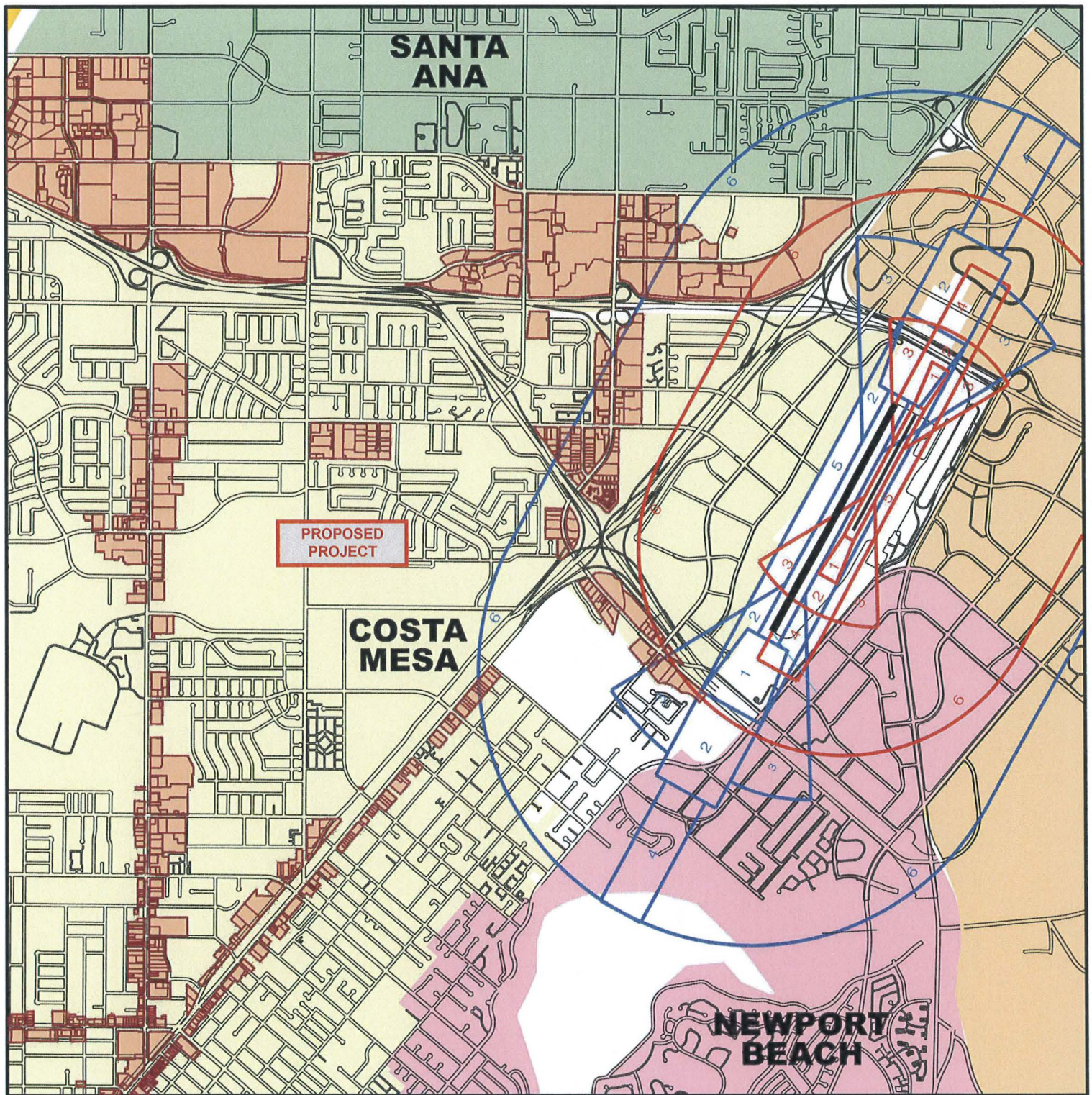
LEGEND

- CITY BOUNDARIES
- AIRPORT BOUNDARIES

CERTIFICATION

Adopted by the Airport Land Use Commission for Orange County

ATTACHMENT 6



John Wayne Airport Safety Zone Reference Map

LEGEND

- 1. RUNWAY PROTECTION ZONE
- 2. INNER APPROACH / DEPARTURE ZONE
- 3. INNER TURNING ZONE
- 4. OUTER APPROACH / DEPARTURE ZONE
- 5. SIDELINE ZONE
- 6. TRAFFIC PATTERN ZONE



SAFETY COMPATIBILITY ZONES FOR RUNWAY 2L & 20R (A MEDIUM GENERAL AVIATION RUNWAYS AS DESCRIBED IN THE CALIFORNIA AIRPORT LAND USE PLANNING HANDBOOK, JANUARY 2002 EDITION)



SAFETY COMPATIBILITY ZONES FOR RUNWAY 2R & 20L (A SHORT GENERAL AVIATION RUNWAYS AS DESCRIBED IN THE CALIFORNIA AIRPORT LAND USE PLANNING HANDBOOK, JANUARY 2002 EDITION)



0 500 1000 2000
Scale in Feet

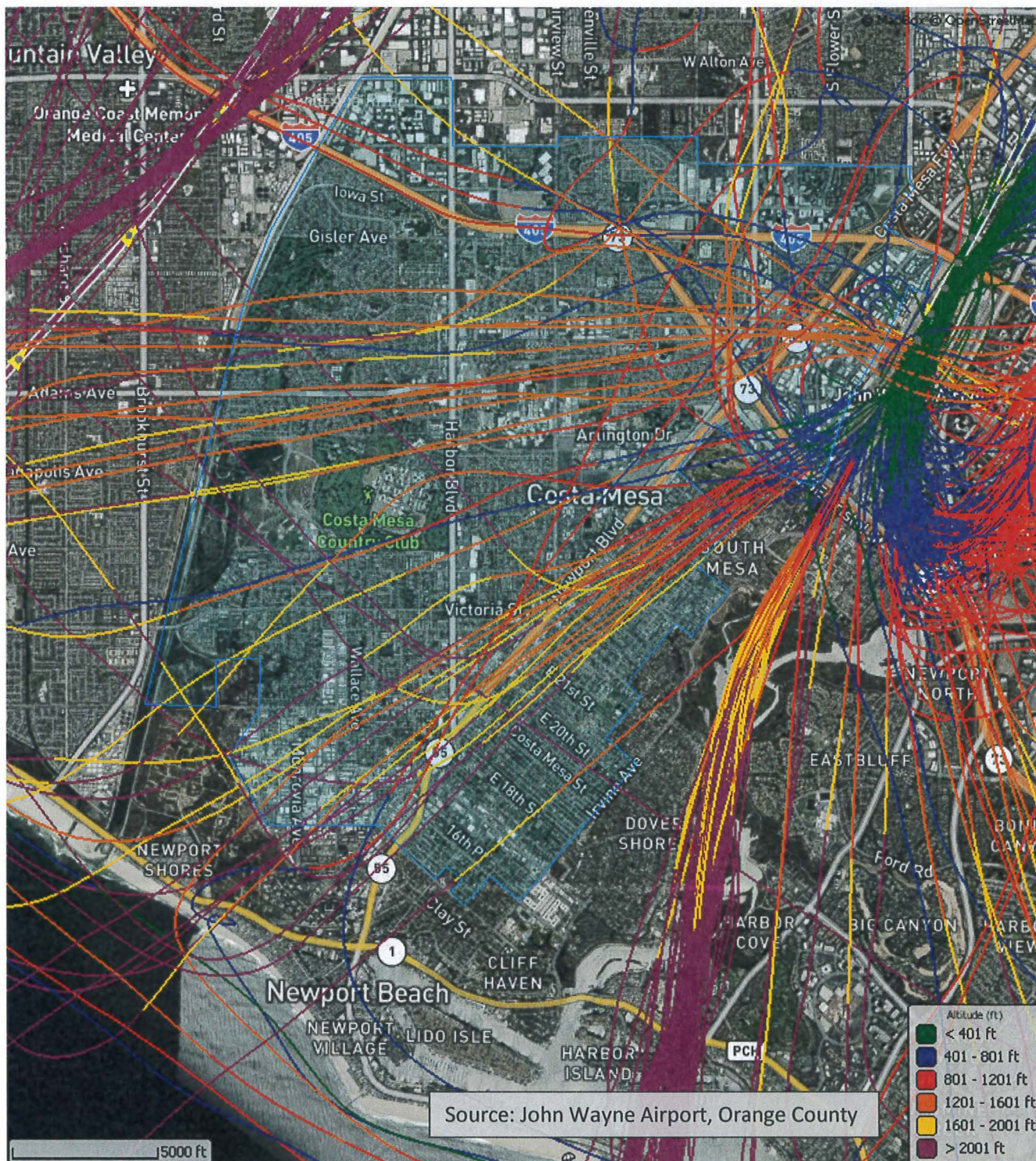
CERTIFICATION

Adopted by the Airport Land Use Commission for Orange County

ATTACHMENT 7



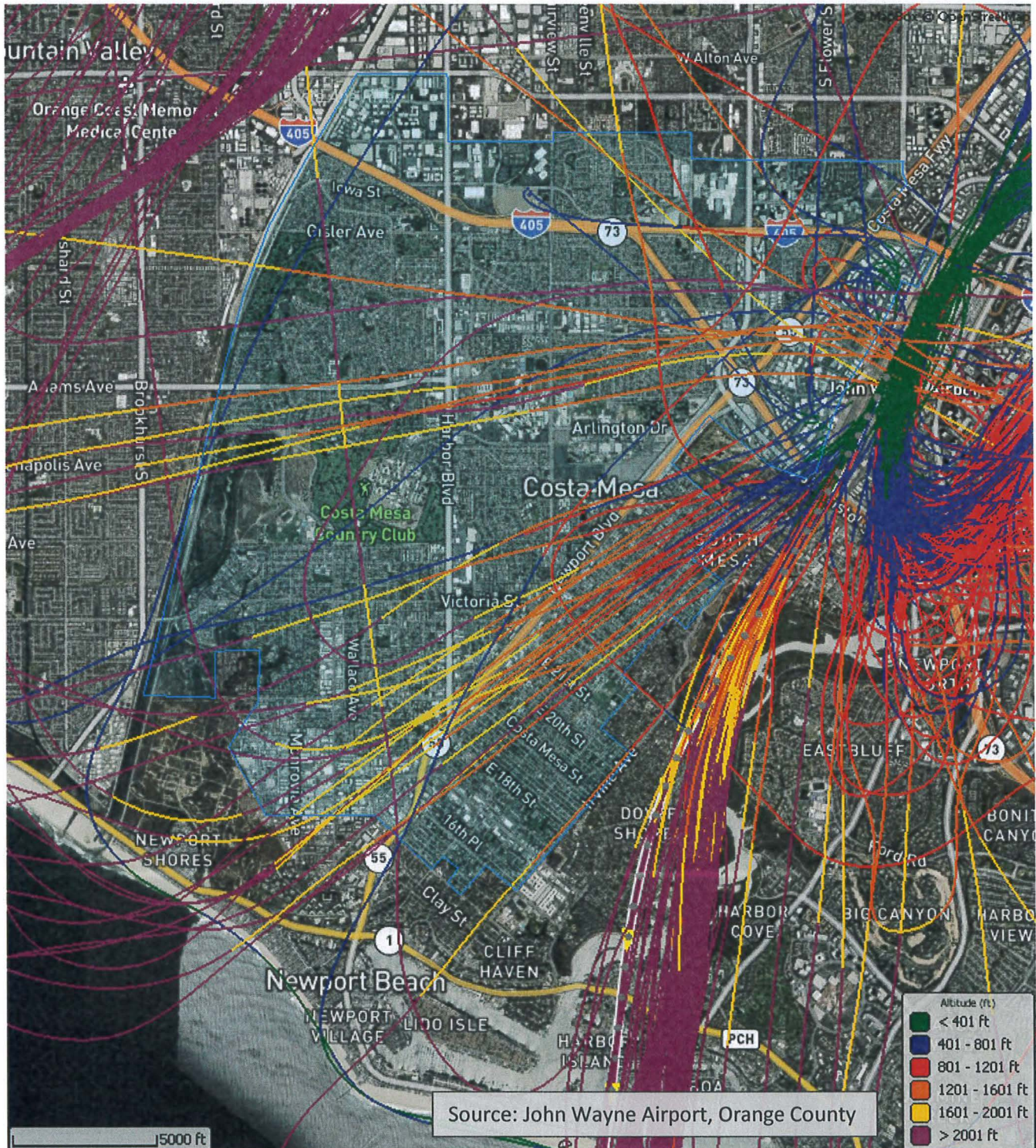
John Wayne Airport Altitude Analysis
Tuesday, June 9, 2026
551 Operations



ATTACHMENT 8

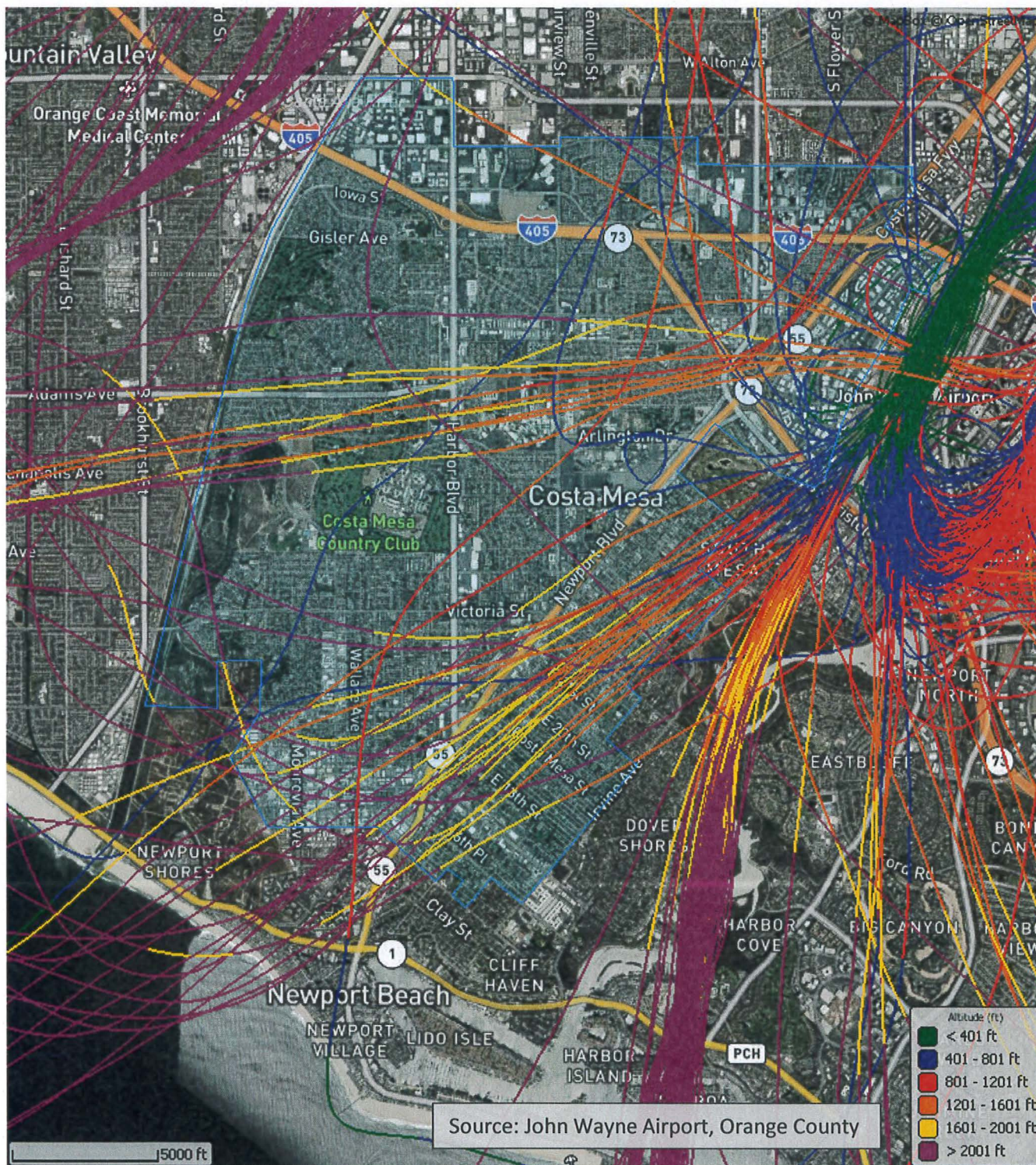


John Wayne Airport Altitude Analysis
Thursday, June 11, 2026
662 Operations





John Wayne Airport Altitude Analysis
Saturday, June 13, 2026
516 Operations



Nature of Risk

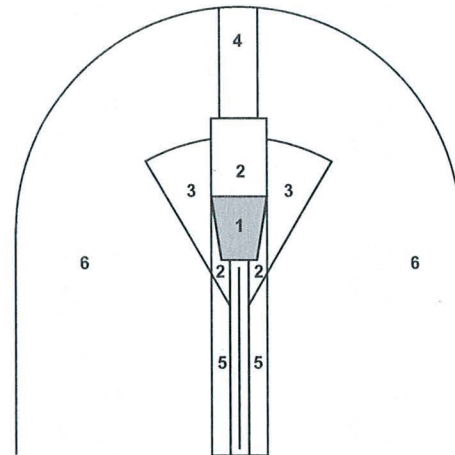
- Normal Maneuvers:
 - Aircraft on very close final approach or departure – very high risk
- Altitude
 - Less than 200 feet above runway
- Common Accident Types
 - Arrival: Downdrafts and wind gusts. Low glide paths
 - Departure: Runway overruns, aborted takeoffs and engine failures
- Risk Level
 - Very high
- Percentage of near-runway accidents in this zone: 20% - 21%



SHORT FINAL

Basic Compatibility Policies

- Normally Allow
 - None
- Limit
 - None
- Avoid
 - Nonresidential uses except if very low intensity in character and confined to the outer sides
 - Parking lots, streets, roads
- Prohibit
 - All new structures and residential land uses
- Other Factors
 - Airport ownership of property encouraged
 - Uses on airport property subject to FAA standards



Refer to Chapter 3 for dimensions.

	Maximum Residential Densities	Maximum Nonresidential Intensities	Maximum Single Acre
	Average number of dwelling units per gross acre	Average number of people per gross acre	2x the Average number of people per gross acre
Rural	0	0 – See Note A	0
Suburban	0	0 – See Note A	0
Urban	0	0 – See Note A	0
Dense Urban	0	0 – See Note A	0

Note A: Exceptions can be permitted for agricultural activities, roads, and automobile parking provided that FAA criteria are satisfied.

FIGURE 4B

Safety Zone 1 – Runway Protection Zone

ATTACHMENT 9

Nature of Risk

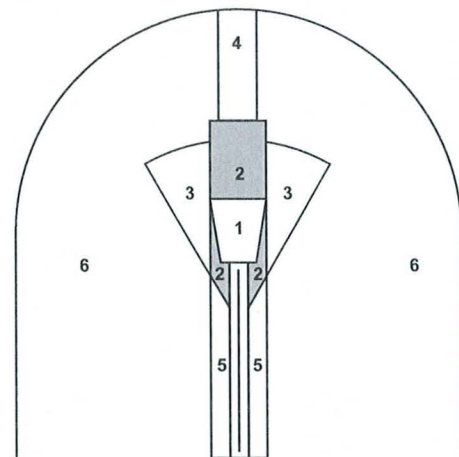
- Normal Maneuvers
 - Aircraft overflying at low altitudes on final approach and straight-out departures
- Altitude
 - Between 200 and 400 feet above runway
- Common Accident Types
 - Arrival: Similar to Zone 1, aircraft under-shooting approaches, forced short landings
 - Departure: Similar to Zone 1, emergency landing on straight-out departure
- Risk Level
 - High
 - Percentage of near-runway accidents in this zone: 8% - 22%



FINAL APPROACH

Basic Compatibility Policies

- Normally Allow
 - Agriculture; non-group recreational uses
 - Low-hazard materials storage, warehouses
 - Low-intensity light industrial uses; auto, aircraft, marine repair services
- Limit
 - Single-story office buildings
 - Nonresidential uses to activities that attract few people
- Avoid
 - All residential uses except as infill in developed areas
 - Multi-story uses; uses with high density or intensity
 - Shopping centers, most eating establishments
- Prohibit
 - Theaters, meeting halls and other assembly uses
 - Office buildings greater than 3 stories
 - Labor-intensive industrial uses
 - Children's schools, large daycare centers, hospitals, nursing homes
 - Stadiums, group recreational uses
 - Hazardous uses (e.g. aboveground bulk fuel storage)



Refer to Chapter 3 for dimensions.

	Maximum Residential Densities	Maximum Nonresidential Intensities	Maximum Single Acre
	Average number of dwelling units per gross acre	Average number of people per gross acre	2x the Average number of people per gross acre
Rural	See Note A	10 – 40	50 – 80
Suburban	1 per 10 - 20 ac.	40 – 60	80 – 120
Urban	0	60 – 80	120 – 160
Dense Urban	0	See Note B	See Note B

Note A: Maintain current zoning if less than density criteria for suburban setting.

Note B: Allow infill at up to average intensity of comparable surrounding uses.

FIGURE 4C

Safety Zone 2 – Inner Approach/Departure Zone

Nature of Risk

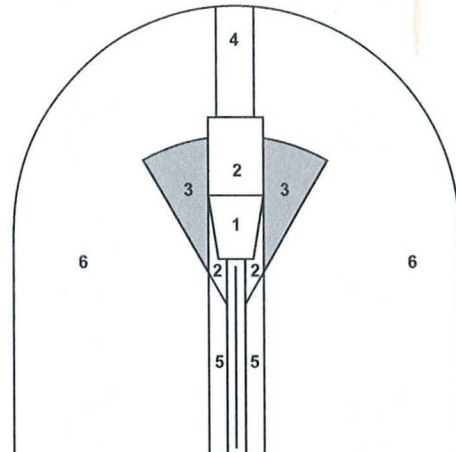
- Normal Maneuvers
 - Aircraft—especially smaller, piston-powered aircraft— turning base to final on landing approach or initiating turn to en route direction on departure
- Altitude
 - Less than 500 feet above runway, particularly on landing
- Common Accident Types
 - Arrival: Pilot overshoots turn to final and inappropriately cross controls the airplane rudder and ailerons while attempting to return to the runway alignment causing stall, spin, and uncontrolled crash
 - Departure: Mechanical failure on takeoff; low altitude gives pilot few options on emergency landing site; or, pilot attempts to return to airport and loses control during tight turn
- Risk Level
 - Moderate to high
 - Percentage of near-runway accidents in this zone: 4% - 8%



TURNING TO FINAL

Basic Compatibility Policies

- Normally Allow
 - Uses allowed in Zone 2
 - Greenhouses, low-hazard materials storage, mini-storage, warehouses
 - Light industrial, vehicle repair services
- Limit
 - Residential uses to very low densities
 - Office and other commercial uses to low intensities
- Avoid
 - Commercial and other nonresidential uses having higher usage intensities
 - Building with more than 3 aboveground habitable floors
 - Hazardous uses (e.g., aboveground bulk fuel storage)
- Prohibit
 - Major shopping centers, theaters, meeting halls and other assembly facilities
 - Children's schools, large daycare centers, hospitals, nursing homes
 - Stadiums, group recreational uses



Refer to Chapter 3 for dimensions.

	Maximum Residential Densities	Maximum Nonresidential Intensities	Maximum Single Acre
	Average number of dwelling units per gross acre	Average number of people per gross acre	3x the Average number of people per gross acre
Rural	See Note A	50 – 70	150 – 210
Suburban	1 per 2 - 5 ac.	70 – 100	210 – 300
Urban	See Note B	100 – 150	300 – 450
Dense Urban	See Note B	See Note B	See Note B

Note A: Maintain current zoning if less than density criteria for suburban setting.

Note B: Allow infill at up the average of surrounding residential area.

FIGURE 4D

Safety Zone 3 – Inner Turning Zone

Nature of Risk

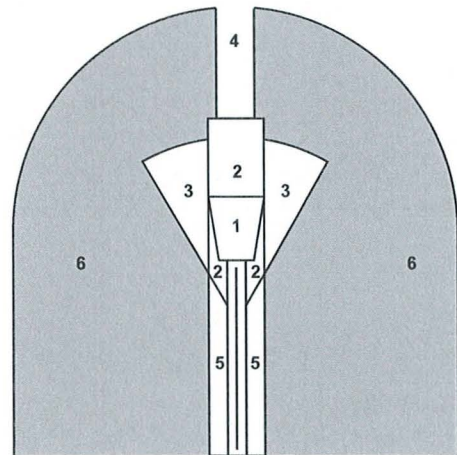
- Normal Maneuvers
 - Aircraft within a regular traffic pattern and pattern entry routes
- Altitude
 - Ranging from 1,000 to 1,500 feet above runway
- Common Accident Types
 - Arrival: Pattern accidents in proximity of airport
 - Departure: Emergency landings
- Risk Level
 - Low
 - Percentage of near-runway accidents in this zone: 18% - 29% (percentage is high because of large area encompassed)



IN TRAFFIC PATTERN

Basic Compatibility Policies

- Normally Allow
 - Residential uses (however, noise and overflight impacts should be considered where ambient noise levels are low)
- Limit
 - Children's schools, large day care centers, hospitals, and nursing homes
 - Processing and storage of bulk quantities of highly hazardous materials
- Avoid
 - Outdoor stadiums and similar uses with very high intensities
- Prohibit
 - None



Refer to Chapter 3 for dimensions.

	Maximum Residential Densities	Maximum Nonresidential Intensities	Maximum Single Acre
	Average number of dwelling units per gross acre	Average number of people per gross acre	4x the Average number of people per gross acre
Rural	No Limit – See Note A	150 – 200	600 – 800
Suburban	No Limit – See Note A	200 – 300	800 – 1,200
Urban	No Limit – See Note A	No Limit – See Note B	No Limit – See Note B
Dense Urban	No Limit – See Note A	No Limit – See Note B	No Limit – See Note B

Note A: Noise and overflight should be considered.

Note B: Large stadiums and similar uses should be avoided.

FIGURE 4G

Safety Zone 6 – Traffic Pattern Zone



June 24, 2026

Ms. Julie Fitch
Executive Officer
Airport Land Use Commission for Orange County
3160 Airway Avenue
Costa Mesa, CA 92626



Sent via email to: Julie Fitch, JFitch@ocair.com and ALUCinfo@ocair.com

RE: Review of the Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation for Airport Environs Land Use Plan (AELUP) Consistency, City of Costa Mesa

Dear Ms. Fitch,

Please consider this application to determine consistency between the proposed Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation effort and the AELUP for John Wayne Airport (JWA). Neighborhoods Where We All Belong (NWWAB) is the City of Costa Mesa's initiative to encourage and facilitate housing development. It is not a development project. The City proposes to apply an overlay to increase housing and mixed-use development capacity, as well as amend related documents for consistency, clarity, and compliance with State law. Attachment 1 includes the completed ALUC Submittal Form for the proposed amendments to the Zoning Code, General Plan, and specific plans.

1 Project Background and Location

The City's State-mandated Regional Housing Needs Allocation (RHNA) for the 2021-2029 Planning Period is 11,760 units, including 2,919 units for very low income households, 1,794 low income, 2,088 moderate income, and 4,959 units for above moderate income households. This is the largest RHNA in Costa Mesa history. The previous RHNA was two units, one very low and one low (a 587,900 percent change). To accommodate this historically high RHNA, the City proposes to use an overlay on non-residential parcels where rezoning and land use changes are allowed without a citywide vote.

In 2016, Costa Mesa voters approved voter-initiated Ballot Measure Y, which established a requirement for a citywide vote before approving zoning or land use changes that would

77 FAIR DRIVE, POST OFFICE BOX 1200, COSTA MESA CA. 92628-1200

Building Safety Division (714) 754-5273

Community Improvement Division (714) 754-5638

Housing & Community Development (714) 754-4870

Planning Division (714) 754-5245

www.costamesaca.gov

ATTACHMENT 10

result in more than 40 new housing units or more than 200 new daily trip ends, among other thresholds. To date, no development applicant has completed the citywide vote under Measure Y.

In 2022, Costa Mesa voters approved City-initiated Ballot Measure K, which exempted specific commercial and industrial parcels from Measure Y. Measure K enables the City to amend zoning and land uses in those non-residential areas, without another citywide vote. The subject effort, NWWAB proposes actions to facilitate housing and mixed-use development on Measure K parcels. All Housing Element sites, except the Fairview Developmental Center Specific Plan (FDCSP) site, are within Measure K.

The entire NWWAB effort Planning Area encompasses 1,353 acres of Measure K parcels generally located along major thoroughfares including but not limited to Harbor Boulevard, Newport Boulevard, Bristol Street, Placentia Avenue, 19th Street, 18th Street, 17th Street, Baker Street, and most properties north of Interstate 405 (I-405). Existing uses are generally characterized by urban commercial and industrial development. See Attachment 2, NWWAB Planning Area and Attachment 3, Notification Area.

2 Project Description

NWWAB would create development capacity to meet and exceed the RHNA by applying an updated Mixed-Use Overlay District to Measure K sites, including all but one Housing Element site. There are various sub-areas within the MUOD with specified maximum densities and building heights. While no direct development is proposed as part of NWWAB, the application of the overlay to Measure K sites would allow for future residential and mixed-use development in the Planning Area. Implementation would occur as property owners choose to redevelop over several decades. The Draft Program Environmental Impact Report assumes a horizon year of 2056.

The NWWAB effort will facilitate housing and mixed-use development through amendments to the Zoning Code, General Plan, and specific plans.

Proposed Zoning Code Amendments

Proposed amendments Costa Mesa Municipal Code Title 13, Article 11 Mixed Use Overlay District (MUOD) would increase the allowable densities and building heights on most Measure K properties, including Housing Element sites. See Attachment 4, Draft Zoning Code Amendments. The following compatibility standards are proposed in the MUOD:

- Applicable MUOD projects shall be subject to a noise study prepared by a qualified acoustical engineer. Applicable MUOD projects include those abutting a freeway or within the Airport Planning Area, as defined by the Airport Environs Land Use Plan

(AELUP) for John Wayne Airport. The noise study shall certify compliance with CMMC Title 13, Chapter XIII (Noise Control) and the AELUP.

- MUOD projects on properties located within the Airport Planning Area, as defined by the Airport Environs Land Use Plan (AELUP) for John Wayne Airport, shall comply with applicable requirements of the AELUP, unless overridden by the City Council.

Proposed Amendments to the Costa Mesa Municipal Code Title 13, Chapter V, Article 2, Residential Common Interest Developments identify that the City may apply conditions of approval requiring “written notice of the existing noise or odor use within the development and a specific radius be distributed to prospective purchasers or tenants. Written notice shall be provided at least fifteen (15) days prior to the close of escrow or within three (3) days of executing a rental or lease agreement for tenants, whichever is longer.” Additionally, the City could accept “upgraded windows and exterior doors for noise reduction and energy conservation.” See Attachment 4.

Other Zoning Code amendments are proposed that do not impact building height, such as changes to planning application processing, definitions, site improvements, etc.

Proposed General Plan Amendments

The proposed General Plan amendments are technical in nature and not comprehensive updates. Amendments to the Housing Element are proposed to identify specific sites with the capacity to address the RHNA and identify implementation progress. In the draft amendment, the City provides an update to Housing Element Program 3H: Analyze the Potential of Establishing an Overlay to Permit Residential Uses in the Airport Industrial Area. The amendment includes the City’s determination that allowing residential uses in the industrial area immediately west of JWA would not be appropriate.

Only the proposed amendments to the Housing Element and Land Use Element would change land use. The draft amendments to the Housing Element and Land Use Element are provided in Attachments 5 and 6, respectively. Text being added is underlined and text being removed is ~~struck through~~.

The proposed limited amendments to the Noise, Circulation, Community Design, and Open Space and Recreation Elements, would remove references to Urban Plans and Master Plans for mixed-use development (the City will be utilizing the MUOD and objective design standards), remove references to districts to reduce confusion with actual land use or zoning districts, and other simple text edits for clarity and consistency. The proposed amendments to the Noise Element and other elements are provided for reference in Attachment 7. Text being added is underlined and text being removed is ~~struck through~~.

The City of Costa Mesa Land Use Element includes the following relevant policies:

LU-3.14: Certain development proposals which may include the construction or alteration of structures more than 200 feet above ground level may require filing with the Federal Aviation Administration (FAA) and Airport Land Use Commission (ALUC) pursuant to federal and State law. If a filing requirement is determined to be necessary in accordance with the procedures provided by State/federal agencies, the filing of a Notice of Proposed Construction or Alteration (FAA Form 7460-1) shall be required prior to review and consideration of the proposed development." Land Use Element (page LU-18) refers to the threshold stated above. It shall be amended to refer to Filing FAA Form 7460-1 Notice of Construction and Alteration, and not to Form 7480-1.

LU-3.15: The City will ensure that development proposals, including the construction or operation of a heliport or helistop comply fully with permit procedures under State law, including referral of the project to the ALUC by the applicant, and with all conditions of approval imposed or recommended by the Federal Aviation Administration, ALUC, and Caltrans, including the filing of Form 7480-1 (Notice of Landing Area Proposed) with the FAA. This requirement shall be in addition to all other City development requirements.

LU-3.16: The City shall refer certain projects to the Airport Land Use Commission for Orange County, as required by Section 21676 of the California Public Utilities Code to determine consistency of the project(s) with the Airport Environs Land Use Plan for John Wayne Airport.

LU-3.17: New residential developments within the 60 dB CNEL noise contour of the airport shall provide designated outdoor signage informing the public of the presence of operating aircraft.

The City of Costa Mesa Noise Element includes the following relevant policies:

N-1.1: Enforce the maximum acceptable exterior noise levels for residential areas at 65 CNEL.

N-1.4: 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.

N-1.6: Discourage sensitive land uses from locating within the 65 CNEL noise contour of 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.

N-1.7: 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.

Proposed Specific Plan Amendments

There are three specific plans that are proposed to be amended to acknowledge the application of the MUOD to Measure K sites, including Housing Element sites. These are not comprehensive amendments. Changes are targeted to address this specific issue efficiently.

- The Newport Boulevard Specific Plan encompasses properties fronting the east side of Newport Boulevard between Mesa Drive and 19th Street. The proposed amendment would clarify that the MUOD provides additional development opportunities on Measure K sites and that properties listed in the Housing Element would be developed according to the Housing Element-related provisions of the MUOD, except where the specific plan allows greater capacity.
- The North Costa Mesa Specific Plan covers approximately 423 acres in northeast Costa Mesa. The proposed amendment would clarify that the MUOD is applicable to Measure K sites and that properties listed in the Housing Element would be developed according to the Housing Element-related provisions of the MUOD, except where the specific plan allows for greater building height or capacity.
- The One Metro West Specific Plan establishes standards for one 15.23-acre site on Sunflower Avenue at Cadillac Avenue in far northwest Costa Mesa. This property is in the proposed Housing Element amendment. The proposed amendment would clarify that the Housing Element-related provisions of the MUOD are applicable to the property, except where the specific plan allows for greater height or capacity.

Excerpts of the draft amendments to three specific plans are provided in underline and strikethrough format in Attachments 8, 9, and 10.

3 Applicable Sections of the CEQA documentation

The Draft Program Environmental Impact Report (PEIR) for the project is linked below. Please see Draft PEIR Vol. IV Section 4.9 Hazards and Hazardous Materials, Vol. V Section 4.11 Land Use and Planning, and Draft PEIR Vol. V Section 13 Noise. Excerpts specific to noise and land use planning are provided in Attachment 11. The Draft PEIR public comment period ends August 3, 2026. Note that the Draft PEIR Hazards section will need to be revised in the Final PEIR to address the two parcels within Safety Zones 1 and 2. A portion of APN 119-401-03 is within Safety Zones 1 and 2, and APN 119-401-03 intersects with Safety Zone 2. Additionally, the Land Use section will need to be updated in the Final PEIR to clarify that

Housing Element sites north of I-405 with a maximum density of 90 units per acre can achieve heights of 108 feet via the MUOD.

Draft PEIR: <https://www.costamesaca.gov/government/departments-and-divisions/economic-and-development-services/planning/environmental-notice-and-reports>

4 Public Hearing Schedule

The City anticipates taking the project to the Planning Commission on September 14, 2026 and to the City Council on October 6, 2026.

5 CNEL Contour and Noise Mitigation

The City of Costa Mesa was challenged with the highest RHNA in the City’s history as well as being limited to making zoning and land use changes within the boundaries of Measure K. There are 17 Measure K sites wholly or partially within the 65 dBA CNEL noise contour. As part of the amended MUOD, the Project would authorize increases in maximum permitted building heights on 12 of the 17 sites. The remaining Measure K parcels with proposed height increases are located within the 60 dBA CNEL contour or less than 60 dBA CNEL. As described in the Draft PEIR, Measure K sites within the JWA 65 dBA CNEL contour would be subject to the AELUP’s noise compatibility requirements and the City’s Noise Element compatibility framework. Future residential development on these sites would be required to demonstrate compliance with the State interior noise standard of 45 dBA CNEL and with the City’s exterior noise compatibility criteria through acoustical analysis, building design measures, and site planning. Project implementation via the amended MUOD would require a noise study for future development projects abutting a freeway or within the Airport Influence Area, as defined by the AELUP for John Wayne Airport. The noise study would certify compliance with the City’s Noise Ordinance and be consistent with requirements in the AELUP for John Wayne Airport.

Table 1. NWWAB Planning Area Parcels within the 65 CNEL Contour or Higher

APN	Zone	GPLU	Existing Max. Height	Proposed Max. height	CNEL	1L 19R	1R 19L
119-401-04	C2	GC	30	60	70-75	1	6
119-401-03	C2	GC	30	60	70-75	2	6
119-401-01	C2	GC	30	60	65-70	3	6
119-401-02	C2	GC	30	60	65-70	3	6
119-401-05	PDC	GC	No Max.	60	65-70	3	6
119-401-06	PDC	GC	No Max.	60	65-70	3	6
427-165-07	C1	GC	30	60	65-70	3	6

APN	Zone	GPLU	Existing Max. Height	Proposed Max. height	CNEL	1L 19R	1R 19L
119-200-14	C2	GC	30	60	65-70	3	
119-200-36	PDC	GC	No Max.	60	65-70	3	
427-165-06	C1	GC	30	60	65-70	6	6
427-362-06	C1	GC	30	60	65-70	6	6
427-362-07	C1	GC	30	60	65-70	6	6
119-200-13	C2	GC	30	60	65-70	6	
439-312-10	C1	GC	30	60	65-70	6	
439-312-11	C1	GC	30	72	65-70	6	
410-441-13	PDC	UCC	60-120	108*	60-65	6	6
410-441-16	PDC	UCC	180	72	60-65	6	6

*Site APN 410-441-13 could be developed via the proposed MUOD with a maximum building height of 108 feet or via the North Costa Mesa Specific Plan with a maximum height of 120 feet.

See Attachments 4, 7, 11, and 12 for noise related policies and regulations. Noise contours are identified in Attachment 13.

6 Runway Protection Zone (RPZ)

Please see Attachment 14 for a map of Land Use and JWA Safety Zones.

7 Imaginary Surfaces Height Restriction Zone

The Project Area includes sites across the City of Costa Mesa. Ground elevation near JWA ranges from approximately 28 to 36 feet. As proposed, the maximum allowable building heights enabled by the MUOD south of I-405 range from 60 to 72 feet. The maximum allowable building heights enabled by the MUOD north of I-405 range from 60 to 108 feet. Note that some North Costa Mesa Specific Plan sites within Measure K already have established allowable heights up to 120 feet. The MUOD is an overlay and would not remove the existing right to develop to heights approved in the North Costa Mesa Specific Plan. See Attachment 15 for proposed maximum heights in the MUOD and Obstruction Contours.

If you have any comments or questions, please contact the project planner, Michelle Halligan, Senior Planner, at (714) 754-5608 or Michelle.Halligan@costamesaca.gov.

Sincerely,

Michelle Halligan

Michelle Halligan, Senior Planner

ATTACHMENTS:

- 1 Completed ALUC Submittal Forms and Checklists
- 2 NWWAB Planning Area
- 3 Notification Area
- 4 Draft Zoning Code Amendments
- 5 Draft Housing Element Amendment Excerpt
- 6 Draft Land Use Element Amendment
- 7 Draft Noise, Circulation, Community Design, and Open Space and Recreation Element Amendments
- 8 Draft Newport Boulevard Specific Plan Amendment
- 9 Draft North Costa Mesa Specific Plan Amendment Excerpt
- 10 Draft One Metro West Specific Plan Amendment Excerpt
- 11 Draft PEIR Excerpts
- 12 Zoning Code Noise Control
- 13 Land Use and Noise Contours
- 14 Proposed Land Use and JWA Safety Zones
- 15 Proposed Maximum Heights and Obstruction Contours



AIRPORT LAND USE COMMISSION FOR ORANGE COUNTY SUBMITTAL FORM

GENERAL PLAN · SPECIFIC PLAN · ZONING CODE

1. Name of City or County: City of Costa Mesa
2. Contact Information - Name/Title Michelle Halligan, Senior Planner
Agency: City of Costa Mesa
Address: 77 Fair Drive, Costa Mesa, CA 92626
Phone/email: (714) 754-5608 michelle.halligan@costamesaca.gov
3. Airport Planning Area(s):
 John Wayne Airport Fullerton Municipal Airport JFTB - Los Alamitos
4. Item being submitted for review (**submit each on a separate form**): Name of General Plan Element, Specific Plan or Planned Community: Neighborhoods Where We All Belong Zoning Updates
5. Scheduled date of Planning Commission Public Hearing: 9/14/2026
6. Tentative date of City Council/Board of Supervisors Public Hearing: 10/6/2026
7. Requested date of ALUC Review July 16, 2026.
Complete submittals must be received by the first day of the month to be considered for the next meeting date.
8. Does the item submitted propose a change of land use or heights within the airport Notification/Planning Area*? No (skip items # 9-12). Yes (continue below).
9. Does the item propose a change of land use within the 60 CNEL or 65 CNEL noise contours of the airport(s)*? Please attach an exhibit showing location(s) of the proposed new uses in relation to noise contours.
10. Are noise policies or mitigation measures identified in the proposed item or elsewhere in the General Plan? No Yes - Please attach pages with current (and proposed if applicable) noise policies/mitigation measures highlighted.
11. Does the item submitted propose a change of land use within the Runway Protection Zone (RPZ), Clear Zone (CZ), or Airport Safety Zones of the airport*? No Yes - Please attach exhibit showing location(s) of proposed uses.
12. Does the item submitted propose a change of height within the Obstruction Imaginary Surfaces*? No Yes
13. Please indicate current existing maximum heights range from 30 ft to no maximum and proposed range of 60 to 108 depending on location (for projects opting to use the Mixed-Use Overlay District) maximum heights allowed.

SUBMITTAL CHECKLIST: General Plan · Specific Plan · Zoning Code	
<input checked="" type="checkbox"/>	Cover letter on City/County letterhead.
<input checked="" type="checkbox"/>	Completed Submittal Form.
<input checked="" type="checkbox"/>	Link to existing Zonine Code https://ecode360.com/42616379 and proposed See Attachments for the proposed Zoning Code updates, including the MUOD, or download them from https://www.costamesaneighborhoods.com/draftzoningupdates General Plan Element, Specific Plan or Zoning Code for this submittal.
<input checked="" type="checkbox"/>	Attachment showing proposed changes to General Plan Element, Specific Plan or Zoning Code Section(s) with strikethrough/underline.
<input checked="" type="checkbox"/>	Exhibit showing location(s) of proposed new uses within the Notification Area/Planning Area for airport(s).
<input checked="" type="checkbox"/>	Exhibit showing location(s) of proposed new uses in relation to noise contours for airport(s).
<input checked="" type="checkbox"/>	Exhibit showing location(s) of proposed new uses in relation to Airport Safety Zones.
<input checked="" type="checkbox"/>	Exhibit showing location(s) of proposed new uses in relation to the Obstruction Imaginary Surfaces.
<input checked="" type="checkbox"/>	Attachment showing current and proposed noise policies/mitigation measures.
<input checked="" type="checkbox"/>	Explanation of how the General Plan, Specific Plan, or Zoning Code address the AELUP standards for noise impact, safety compatibility, and height restriction zones. The draft Zoning Code amendment to Title 13, Chapter C, Article 11, Mixed-Use Overlay District establishes compatibility standards for projects within the JWA Planning Area/AELUP. The draft amendment to Title 13, Chapter V, Article 2, Residential Common Interest Developments includes allowances for noise related conditions of approval in Westside Costa Mesa.
<input checked="" type="checkbox"/>	Describe height and density changes in cover letter and attach pages of General Plan, Specific Plan and/or Zoning Code where maximum heights are specified.
<input checked="" type="checkbox"/>	Provide information regarding CEQA compliance.

*For airport planning/notification areas, noise contours, safety zones and obstruction imaginary surfaces see Appendix D of the applicable Airport Environs Land Use Plan (AELUP) at: <https://www.ocair.com/about/administration/airport-governance/commissions/airport-land-use-commission/>

Noise sensitive uses include but are not limited to community facilities such as: churches, libraries, schools, preschools, day-care centers, hospitals, and nursing/convalescent homes.

*Mail or Email Submittal Form, Checklist and attachments to: Airport Land Use Commission for Orange County,
Attn: Executive Officer, 3160 Airway Avenue, Costa Mesa, CA 92626 / Phone: (949) 252-5170
ALUCinfo@ocair.com*



AIRPORT LAND USE COMMISSION
FOR ORANGE COUNTY
SUBMITTAL FORM

GENERAL PLAN · **SPECIFIC PLAN** · **ZONING CODE**

1. Name of City or County: City of Costa Mesa
2. Contact Information - Name/Title Michelle Halligan, Senior Planner
Agency: City of Costa Mesa
Address: 77 Fair Drive, Costa Mesa, CA 92626
Phone/email: (714) 754-5608 michelle.halligan@costamesaca.gov
3. Airport Planning Area(s):
 John Wayne Airport Fullerton Municipal Airport JFTB - Los Alamitos
4. Item being submitted for review (**submit each on a separate form**): Name of General Plan Element, Specific Plan or Planned Community: Housing, Land Use, Noise, Circulation, Community Design, and Open Space and Recreation General Plan Elements
5. Scheduled date of Planning Commission Public Hearing: 9/14/2026
6. Tentative date of City Council/Board of Supervisors Public Hearing: 10/6/2026
7. Requested date of ALUC Review July 16, 2026.
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9. Does the item propose a change of land use within the 60 CNEL or 65 CNEL noise contours of the airport(s)*? Please attach an exhibit showing location(s) of the proposed new uses in relation to noise contours.
10. Are noise policies or mitigation measures identified in the proposed item or elsewhere in the General Plan? No Yes - Please attach pages with current (and proposed if applicable) noise policies/mitigation measures highlighted.
11. Does the item submitted propose a change of land use within the Runway Protection Zone (RPZ), Clear Zone (CZ), or Airport Safety Zones of the airport*? No Yes - Please attach exhibit showing location(s) of proposed uses.
12. Does the item submitted propose a change of height within the Obstruction Imaginary Surfaces*? No Yes
13. Please indicate current existing maximum heights range from 30 ft to no maximum and proposed range of 60 to 108 depending on location (for projects opting to use the Mixed-Use Overlay District) maximum heights allowed.

SUBMITTAL CHECKLIST: General Plan · Specific Plan · Zoning Code	
<input checked="" type="checkbox"/>	Cover letter on City/County letterhead.
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<input checked="" type="checkbox"/>	Link to existing https://www.costamesaca.gov/government/departments-and-divisions/economic-and-development-services/planning/general-plan/2015-2035-general-plan and proposed See the attachments or download them from https://www.costamesaneighborhoods.com/draftzoningupdates General Plan Element, Specific Plan or Zoning Code for this submittal.
<input checked="" type="checkbox"/>	Attachment showing proposed changes to General Plan Element, Specific Plan or Zoning Code Section(s) with strikethrough/underline.
<input checked="" type="checkbox"/>	Exhibit showing location(s) of proposed new uses within the Notification Area/Planning Area for airport(s).
<input checked="" type="checkbox"/>	Exhibit showing location(s) of proposed new uses in relation to noise contours for airport(s).
<input checked="" type="checkbox"/>	Exhibit showing location(s) of proposed new uses in relation to Airport Safety Zones.
<input checked="" type="checkbox"/>	Exhibit showing location(s) of proposed new uses in relation to the Obstruction Imaginary Surfaces.
<input checked="" type="checkbox"/>	Attachment showing current and proposed noise policies/mitigation measures.
<input checked="" type="checkbox"/>	Explanation of how the General Plan, Specific Plan, or Zoning Code address the AELUP standards for noise impact, safety compatibility, and height restriction zones. The Housing Element includes Program 3H to analyze establishing an overlay on industrial sites adjacent to the airport. The City determined that the area is not suitable for housing. The Land Use Element includes policies LU-3.14, 3.15, 3.16 and 3.17 regarding compatibility between development and JWA/ALUC/AELUP. The Noise Element includes policies N-1.1, 1.4, 1.6, and 1.7 regarding acoustical studies and airport compatibility.
<input checked="" type="checkbox"/>	Describe height and density changes in cover letter and attach pages of General Plan, Specific Plan and/or Zoning Code where maximum heights are specified.
<input checked="" type="checkbox"/>	Provide information regarding CEQA compliance.

*For airport planning/notification areas, noise contours, safety zones and obstruction imaginary surfaces see Appendix D of the applicable Airport Environs Land Use Plan (AELUP) at: <https://www.ocair.com/about/administration/airport-governance/commissions/airport-land-use-commission/>

Mail or Email Submittal Form, Checklist and attachments to: Airport Land Use Commission for Orange County,
Attn: Executive Officer, 3160 Airway Avenue, Costa Mesa, CA 92626 / Phone: (949) 252-5170
ALUCinfo@ocair.com

Noise sensitive uses include but are not limited to community facilities such as: churches, libraries, schools, preschools, day-care centers, hospitals, and nursing/convalescent homes.

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AIRPORT LAND USE COMMISSION

FOR ORANGE COUNTY

SUBMITTAL FORM

GENERAL PLAN · SPECIFIC PLAN · ZONING CODE

1. Name of City or County: City of Costa Mesa
2. Contact Information - Name/Title Michelle Halligan, Senior Planner
Agency: City of Costa Mesa
Address: 77 Fair Drive, Costa Mesa, CA 92626
Phone/email: (714) 754-5608 michelle.halligan@costamesaca.gov
3. Airport Planning Area(s):
 John Wayne Airport Fullerton Municipal Airport JFTB - Los Alamitos
4. Item being submitted for review (**submit each on a separate form**): Name of General Plan Element, Specific Plan or Planned Community: Amendments to the Newport Boulevard Specific Plan, North Costa Mesa Specific Plan, and One Metro West Specific Plan.
5. Scheduled date of Planning Commission Public Hearing: 9/14/2026
6. Tentative date of City Council/Board of Supervisors Public Hearing: 10/6/2026
7. Requested date of ALUC Review July 16, 2026.
Complete submittals must be received by the first day of the month to be considered for the next meeting date.
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9. Does the item propose a change of land use within the 60 CNEL or 65 CNEL noise contours of the airport(s)*? Please attach an exhibit showing location(s) of the proposed new uses in relation to noise contours.
10. Are noise policies or mitigation measures identified in the proposed item or elsewhere in the General Plan? No Yes - Please attach pages with current (and proposed if applicable) noise policies/mitigation measures highlighted.
11. Does the item submitted propose a change of land use within the Runway Protection Zone (RPZ), Clear Zone (CZ), or Airport Safety Zones of the airport*? No Yes - Please attach exhibit showing location(s) of proposed uses.
12. Does the item submitted propose a change of height within the Obstruction Imaginary Surfaces*? No Yes
13. Please indicate current existing maximum heights range from 30 ft to no maximum and proposed range of 60 to 108 depending on location (for projects opting to use the Mixed-Use Overlay District) maximum heights allowed.



ATTACHMENT 5
DRAFT HOUSING ELEMENT AMENDMENT EXCERPT

City of Costa Mesa

Housing Element

2021-2029

ADOPTED FEBRUARY 2022

Draft Amendments – June 22, 2026



same type in the same zone. Government Code Section 65651(a) also requires permanent supportive housing to be permitted by-right in zones where multi-family and mixed-use development is permitted, including non-residential zones permitting multi-family uses if they meet the Government Code Section requirements. In March 2026 the City adopted –revisions to the municipal code consistent with state lawState Law.

Objectives:

- ~~Amend the Zoning Code to include transitional and permanent supportive housing within the City’s land use matrix in compliance with Senate Bill 2 and Government Code Section 65651~~
- Monitor the inventory of sites appropriate to accommodate transitional and supportive housing.
- Proactively engage relevant organizations to meet the needs of persons experiencing homelessness and extremely low-income residents.

Timeframe: ~~eCompleted by March 2026~~December 2024.
Responsible Agency: City of Costa Mesa Economic and Development Services Department/Planning Division
Funding Source: In Kind/HOME-ARP

PROGRAM 2K: Planning Application Fees

Residential developers are subject to a variety of fees and exactions to process permits and provide necessary services and facilities as allowed by ~~State law~~State Law. Development fees are necessary to implement planning, zoning and building safety laws and to provide the public services and infrastructure necessary to serve City residents. This program seeks to avoid application fees creating constraints to the development of affordable housing and to reduce development costs in other ways, where possible. In March 2026, the City adopted revisions to the Zoning Code, creating by-right permit processing for qualifying residential developments, reducing the overall timing and cost associated with development.

Objectives:

- Review planning application fees, with a special focus on the density bonus fee, and update the fee(s) to avoid creating a constraint to the development of affordable housing.

Timeframe: ~~Completed March 2026~~ To be completed by December 2024.
Responsible Agency: City of Costa Mesa Economic and Development Services Department/Planning Division
Funding Source: In Kind/General Fund

PROGRAM 2L: Development of Housing for Extremely Low and Lower-Income Households

The City recognizes the importance of supporting the development of housing for low and extremely low income households. It is a primary goal of the Housing Element to increase the feasibility of development of housing for extremely low and low income households. In March 2026, the City approved revisions to the Zoning Code to include a zoning overlay that creates new opportunities for housing to be developed by-right, especially those developments with units affordable to lower income households.

Objectives:

- Subsidize up to 100 percent of the City’s application processing fees for qualifying developments where all units are affordable to 80 percent AMI or lower, as funding is available.



PROGRAM 3C: Update the North Costa Mesa Specific Plan

The North Costa Mesa Specific Plan is an existing specific plan located north of the 405 Freeway, containing a mixture of residential, commercial, office, and cultural/arts uses. Development in this area is typically of higher densities/intensities than other areas in Costa Mesa. This area is a key component of the City’s sites strategy for future housing growth.

The City will complete the required zoning code/Specific Plan amendments to update the North Costa Mesa Specific Plan based on the sites analysis to permit residential development at an allowable density up to 90 dwelling units per acre. Through this program, the City will modify development standards to promote residential development at the allowable density. These updates may include amending the boundary of the Specific Plan area as well as revising development standards. The number of housing units able to be developed in these areas is determined by the density. This program modifies densities within the North Costa Mesa Specific Plan to accommodate the assumptions within the Housing Element. As part of this effort, in April 2026, the City approved an amendment to the North Costa Mesa Specific Plan to rezone the Housing Opportunity sites and to meet all by right requirements pursuant to California Gov Code 65583 (h & i). The City will further amend the specific plan to accommodate additional residential and mixed-use development capacity as part of a greater citywide effort to implement Measure K.

Objectives:

- Complete the required zoning code/Specific Plan amendments to update the North Costa Mesa Specific Plan based on the sites analysis to permit residential development at an allowable density of up to 90 dwelling units per acre. ~~The City will update standards which apply to the entirety of the specific plan area, including the 16 sites totaling approximately 70.75 acres that are identified within the sites inventory list. 6,435 units identified within the North Costa Mesa Specific Plan across all income levels are identified to meet the City’s shortfall in units.~~ As noted in the program, development capacity is determined by density so effectively there are no total unit caps within the North Costa Mesa Specific Plan. ~~Rezoning has been~~ will be completed to meet all by right requirements pursuant to California Gov Code 65583(h & i)

Timeframe: ~~Completed – March 2026 To be completed by Winter 2025~~ December 2026.
Responsible Agency: City of Costa Mesa Economic and Development Services Department/Planning Division
Funding Sources: State and Federal Grant Funds (e.g. SB2 LEAP funds), In Kind, General Fund

PROGRAM 3D: Update the City’s Urban Plans and Overlays

The City has adopted Urban Plans and overlays that apply to specific planning areas and corridors within the City. These plans are intended to encourage compatible development through modified development standards and guidelines specific to a localized area of the City.

The City will complete the required Zoning Code amendments to ~~update~~ rescind the existing Urban Plans and update the Overlays based on the sites analysis to permit residential development at the densities identified in the candidate housing sites analysis. These updates may include amending the boundary of the Specific Plan area as well as revising development standards. Densities for residential development ~~in the separate Urban Plans and Overlays~~ are anticipated to differ depending on the surrounding context and are listed in **Appendix B.** ~~Based on City Council’s concerns with displacement of long-term tenants and to~~



~~and make adjustments to accommodate a potential shortfall if determined necessary (i.e. additional incentives for ADU development or identification of adequate sites to meet the City's identified unaccommodated need).~~

Timeframe: ~~Monitoring program (completed) created by Winter 2025. Reviews conducted every two years throughout the planning period, and potential adjustments made within six months.~~
Responsible Agency: City of Costa Mesa Economic and Development Services Department/Planning Division
Funding Sources: In Kind

PROGRAM 3N: Candidate Sites Used in Previous Housing Elements

Pursuant to State Housing law, candidate sites identified in this Housing Element to accommodate a portion of the City's low- and very low-income RHNA that were identified in previously adopted Housing Elements must be rezoned to allow residential use by right at specified densities for housing developments in which at least 20 percent of the units are affordable to lower income households. By right shall mean the jurisdiction may not require a Conditional Use Permit or other discretionary, local-government review or approval that would constitute a "project", except if the project requires a subdivision; however, the City may impose objective design review standards on projects.

The City has identified as part of this Housing Element updated vacant and nonvacant sites that were used in previous Housing Elements to meet the current RHNA need. This can be found in Table B-6 in Appendix B.

In April 2026, the City approved an amendment to the Zoning Code to amend an overlay for by right housing for applicable projects on sites used in previous Housing Elements, consistent with the objectives of this program.

Objectives:

- Place a housing overlay zone over all nonvacant sites included in a prior Housing Element and all vacant sites included in two or more consecutive planning periods that permits by right housing development for projects that meet the requirements of State housing law (Gov Code Section 65583.2(c)).

Timeframe: ~~Completed March 2026 To be completed by Winter 2025.~~
Responsible Agency: City of Costa Mesa Economic and Development Services Department/Planning Division
Funding Sources: In Kind

PROGRAM 3O: Water and Sewer Resources

Pursuant to Chapter 727, Statutes of 2005 (SB 1087), the City of Costa Mesa is required to deliver its adopted Housing Element and any amendments thereto to local water and sewer service providers. This legislation allows for coordination between the City and water and sewer providers when considering approval of new residential projects. Additionally, cooperation with local service providers will support the prioritization of water and sewer services for future residential development, including units affordable to lower-income households.



A. Sites Analysis Overview

The Housing Element is required to identify ~~potential candidate~~ housing sites by income category to meet the City's RHNA Allocation. The sites identified within the Housing Element represent the City of Costa Mesa's ability to plan for housing at the designated income levels within the 6th housing cycle planning period (2021-2029). As described in this appendix, the realistic development capacity for each site was reduced to 80% of maximum allowable density while some sites included additional deductions based on the site location and other ~~depends largely on its location within the City, a specific plan or urban plan area as well as known development factors including land use controls, site improvement requirements, infrastructure access and property owner input. property owner input.~~ Where possible, property owners were consulted to help the City better understand potential future housing growth on candidate housing sites within the City.

This appendix contains **Table B-85**, which identifies each ~~candidate housing~~ site within Costa Mesa's site's inventory. The sites are identified by assessor parcel number (APN) as well as a unique identifier used to track sites within the inventory. Additionally, the following information is provided for each parcel:-

- Address
- Ownership
- Zoning (including Specific Plans ~~areas, Urban Plans~~, and Overlays, if applicable)
- Size (Net developable acres removing known development constraints)
- Density
- Vacancy status
- Previous Housing Element identification
- Potential Development Capacity (Dwelling Units) by income category
- Description of existing use

A summary of this information is included within the Housing Resources section (**Chapter 3**) of Costa Mesa's 2021-2029 Housing Element.



Table B-21: Summary of RHNA Status and Sites Inventory					
	Very Low Income*	Low Income	Moderate Income*	Above Moderate Income	Total
RHNA (2021-2029)	2,919	1,794	2,088	4,959	11,760
Credit Towards RHNA Units Constructed in Projection Period (Begins June 30, 2021)	<u>274</u> 3	<u>195</u> 19	<u>79</u> 9	<u>95</u> 8	<u>643</u> 39
Remaining Unmet RHNA	<u>2,645</u> 916	<u>1,599</u> 1,775	<u>2,009</u> 2,079	<u>4,864</u> 4,951	<u>11,117</u> 11,721
Large Sites					
Fairview Developmental Center	575	345	690	690	2,300
Sakioka Lot 2	120	60	120	900	1,200
Home Ranch	221	110	221	1,663	2,215
Senior Center Housing Project	40	20	0	0	60
Pacific Arts Plaza and Town Center	53	27	53	402	535
Total Potential Capacity – Large Sites	1,009	562	1,084	3,655	6,310
Overlays and, Specific Plans, and Urban Plans					
North Costa Mesa Specific Plan	<u>1,352</u> 1,201	<u>1,352</u> 695	<u>1,543</u> 1,269	<u>3,367</u> 3,265	<u>7,614</u> 6,435
SoBECA Urban Plan Sub-Area	<u>199</u> 128	<u>200</u> 70	<u>240</u> 141	<u>536</u> 383	<u>1,175</u> 732
Mesa West Bluff Urban Plan Sub-Area	<u>146</u> 195	<u>145</u> 109	<u>167</u> 208	<u>514</u> 555	<u>972</u> 1,071
19 West Urban Plan Sub-Area	<u>135</u> 115	<u>135</u> 64	<u>122</u> 123	<u>346</u> 335	<u>738</u> 640
Harbor Blvd Mixed Use Overlay	<u>193</u> 270	<u>194</u> 151	<u>261</u> 286	<u>666</u> 778	<u>1,314</u> 1,485
Newport Blvd Sub- Area	<u>92</u>	<u>93</u>	<u>98</u>	<u>272</u>	<u>555</u>
Fairview Developmental Center	<u>0</u>	<u>920</u>	<u>690</u>	<u>690</u>	<u>2300</u>
One Metro West	<u>0</u>	<u>106</u>	<u>0</u>	<u>851</u>	<u>957</u>
Total Potential Capacity for the RHNA –(Overlays and Specific Plans) Overlays, Specific Plans, and Urban Plans	<u>2,117</u> 1,909	<u>3,145</u> 1,089	<u>3,121</u> 2,027	<u>7,242</u> 5,316	<u>15,625</u> 10,363
Projected ADU Construction					
Projected ADU Construction	97	168	117	8	391
Sites Inventory Total RHNA Capacity					
Total Units towards RHNA (includes Credit towards RHNA + Overlays and Specific Plans)	<u>5,731</u> 3,015 1,819		<u>3,200</u> 3,228	<u>7,337</u> 8,979	<u>16,268</u> 17,042
Total Capacity over RHNA	<u>+ 1,018</u>		<u>+1,112</u>	<u>+2,378</u>	<u>+4,508</u>
Buffer Total Capacity Over RHNA Categories	<u>21%</u> 103% 102%		<u>53%</u> 155%	<u>48%</u> 181%	<u>38%</u> 145%



yet “approved”; projects that are “approved” but no building permits have been issued or applied for; and other housing projects that City staff is working on in partnership with other entities or agencies to develop housing resources in the City.

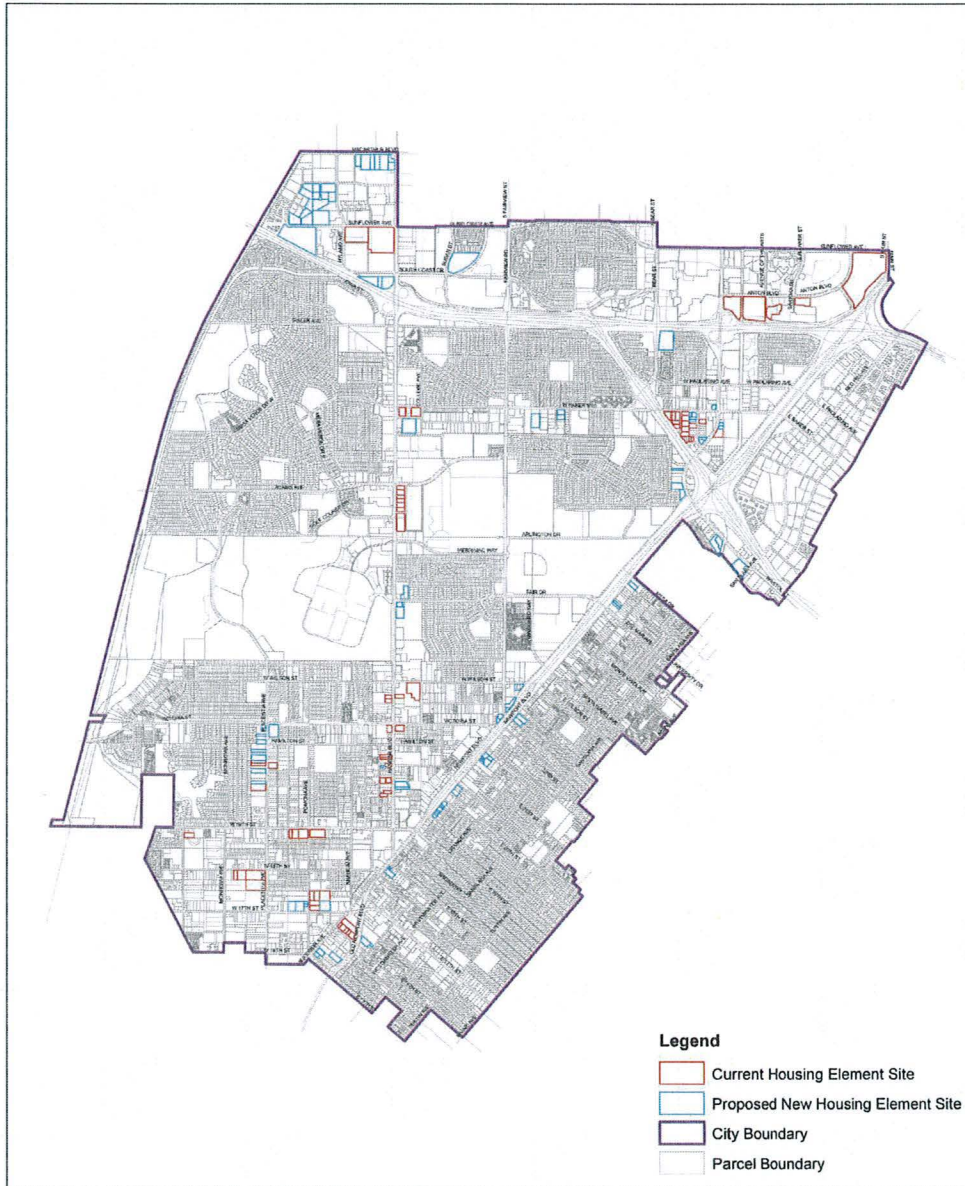
- **Senior Housing Project at the Senior Center (Jamboree Housing ENA)** — On July 21, 2020, the City Council approved an Exclusive Negotiating Agreement (ENA) with Jamboree Housing Corporation in determining the feasibility, and potential terms, for the right to acquire a long term leasehold interest in an approximately 0.90-acre portion of the parking lot at the Senior Center property to develop a senior housing project. The conceptual density study plans envisioned the potential for 60 senior affordable dwelling units at the site. An application for an Urban Master Plan Screening for the proposed project was submitted in November 2021 and staff continues to work with the applicant to bring the project forward for a decision.

 - *This site has been designated as a Housing Element site and has been moved to the sites inventory.*
- **Urban Plan Screening Project (1711 & 1719 Pomona Avenue)** — **On November 16, 2021, the City Council considered an Urban Plan Screening of a Master Plan request for eight live/work units on a 0.46-acre lot. The proposed Master Plan includes a deviation request from the Urban Plan’s live/work standards for minimum lot size. The urban planning screening process is the City’s first stage of development review for projects proposed in mixed use overlay districts. The Council generally supported the project’s concept, including the request for a deviation from minimum lot size and provided the applicant guidance for the project proposal to include in a future application for Planning Commission consideration. This site has been designated as a Housing Element site and has been moved to the sites inventory**
- **Urban Plan Screening Project (1540 Superior Avenue)** — On January 18, 2022, the City Council is scheduled to consider an Urban Plan Screening request for nine live/work units on a 0.44-acre lot. The Urban Plan screening process is the City’s first stage of development review for projects proposed in mixed use overlay districts. After the City Council screening, the applicant will use the City Council’s guidance to include in a future application for Planning Commission consideration. This site has been designated as a Housing Element site and has been moved to the sites inventory.
- **One Metro West (1683 Sunflower Avenue)** — The proposed project is a mixed-use development and consists of residential, specialty retail, creative office, and recreational uses. The project is proposed to include up to 1,057 dwelling units (anticipated to be rental units), 25,000 square feet of commercial creative office, 6,000 square feet of specialty retail, and 1.5 acres of public open space. The proposed development includes three multi-family residential structures with a maximum building height of seven stories; one stand-alone office building up to four stories in height; tenant serving commercial retail space integrated into one of the residential structures; open space; landscaping; streetscape improvements; and a Class I bike trail system on Sunflower Avenue providing access to the Santa Ana River Trail. The project was approved by City Council in 2021. The project includes 10 percent (106 units) of the residential development project component to be affordable (67 very low income units and 39 low income units) for 40 years. The proposed Project is subject to Measure Y, as codified in Article 22, Chapter IX of Title 13 (Zoning) of the Costa Mesa Municipal Code. Pursuant to Measure Y, after final approval by the City Council, including all CEQA review, the voters must then approve the Project.

 - *This site has been designated as a Housing Element site and has been moved to the sites inventory.*



Figure B-1: Housing Element Sites (All Income Categories)



SOURCE: City of Costa Mesa 2025, Open Street Map 2019



Figure B-1
Housing Element Sites
City of Costa Mesa

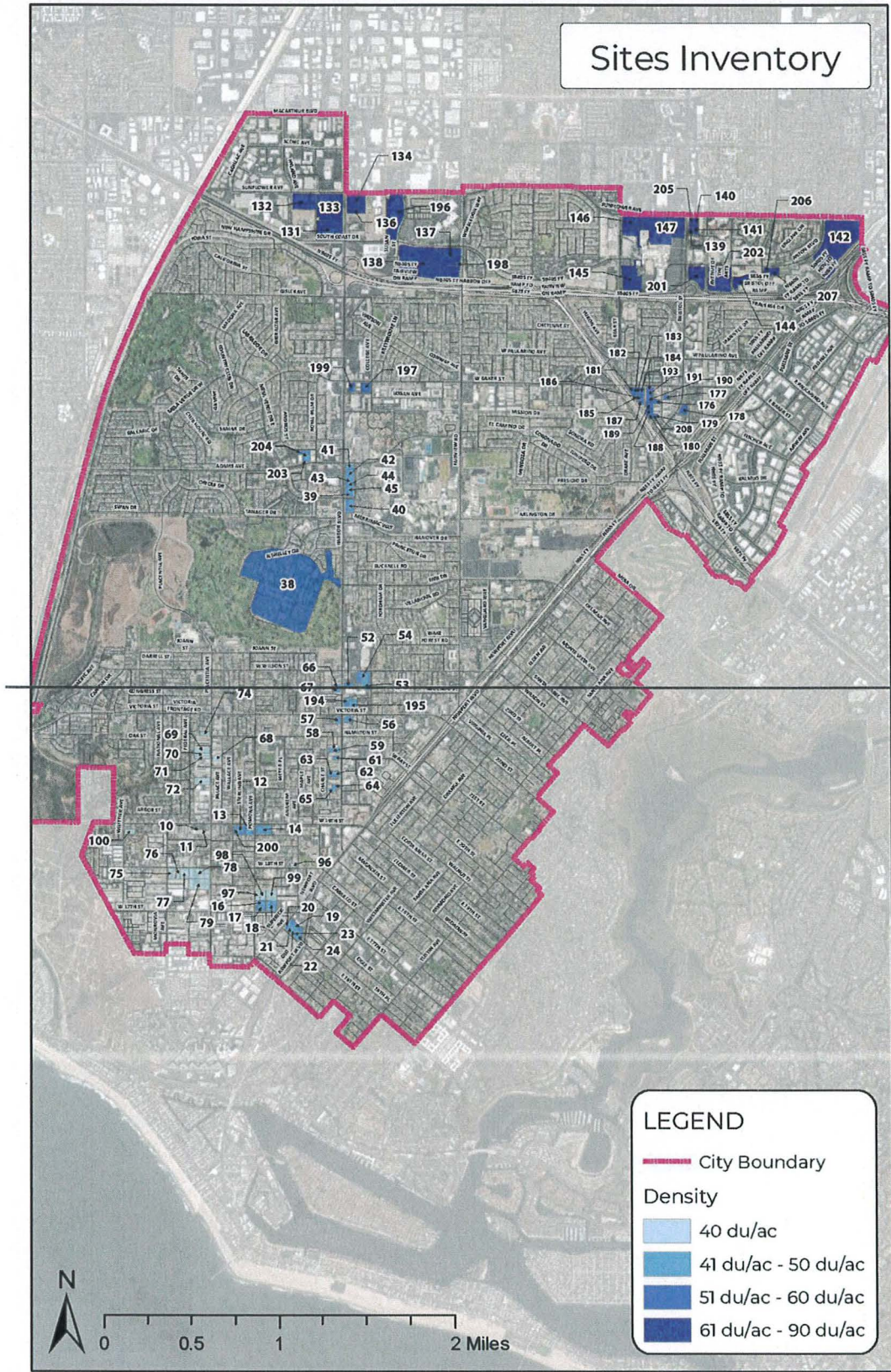


Figure B-2: Map of Candidate Housing Sites (By Zoning)

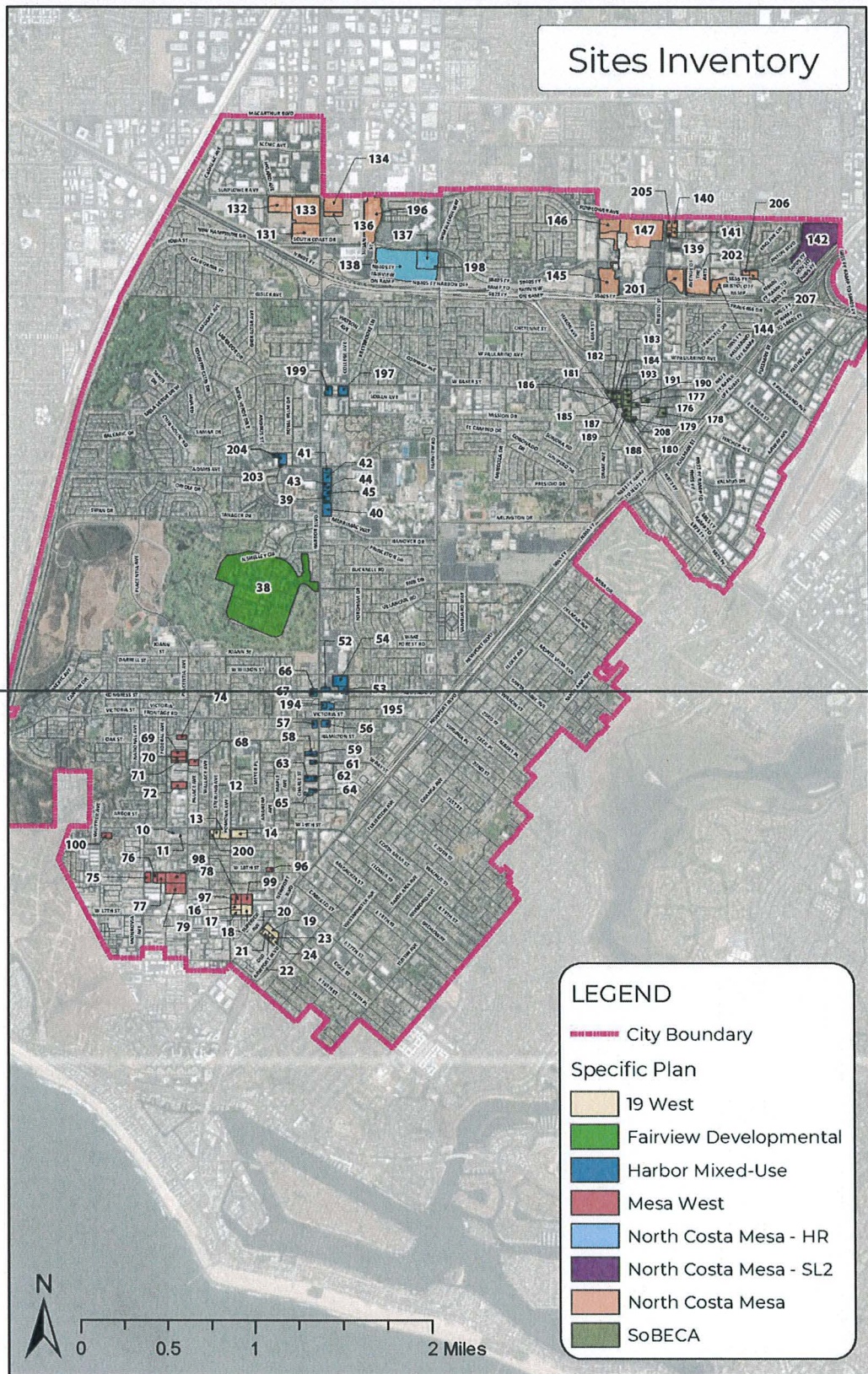
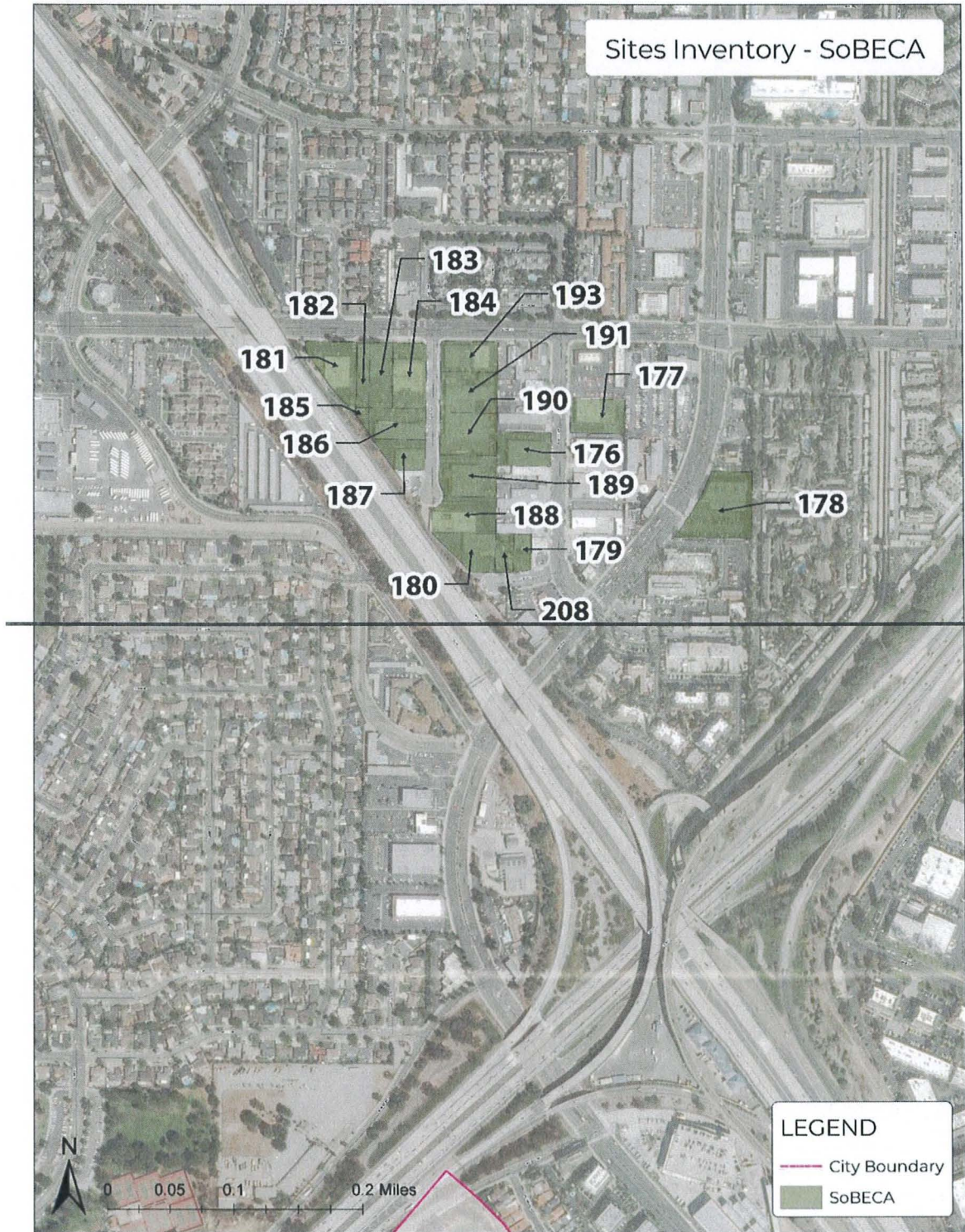




Figure B-2: Map of Candidate Housing Sites (SoBECA Focus)





2. Selection of Sites - Redevelopment of Non-Vacant Sites for Residential Uses

The City of Costa Mesa has identified sites with sufficient capacity to accommodate its 2021–2029 RHNA. In total, 169 parcels have been identified across a range of zones, specific plan areas and overlay districts.

Rezoning Status: As of April 2026, the City completed the required rezoning of all Housing Element sites at the densities specified in **Table B-8** to permit residential development, as reflected in Resolution No. 2026-11, 2026-12. in compliance with Government Code § [65583 and 65583.2 (c)]. Accordingly, Program 3C (Update the North Costa Mesa Specific Plan), Program 3D (Update the City’s Urban Plans and Overlays) and Program 3N (Candidate Sites Used in Previous Housing Elements) have been completed.

A. Overview

All identified sites have been evaluated to determine the extent to which on-site uses are likely to redevelop within the planning period. The analysis found that a number of existing uses -(identified in **Table B-8**) are either permanently closed or available for lease. Many of the uses are in multi-tenant commercial centers with one ownership and most show little to no evidence of recent investment or redevelopment.

When assuming the potential for low/very low-income development on non-vacant parcels, —state law requires that the City analyzes the following:

- Analysis of leases where possible, that would prevent redevelopment of the site,
- The extent to which existing uses may constitute an impediment to the future residential development within the planning period,
- Record of converting existing uses to higher density residential uses,
- Current market demand for the existing use,
- Development trends and market conditions, and
- Regulatory or other incentives to encourage redevelopment.

Lease Analysis

Existing lease agreements on infill and non-vacant properties present a potential impediment to residential development within the planning period. State law requires the City to consider lease terms in evaluating the use of non-vacant sites; however the City does not have access to lease agreements or other contractual agreements amongst parties because they are private documents. Therefore, the City has conducted an analysis to identify sites that show characteristics indicating they are likely to redevelop within the planning period, including past performance, an on-the ground existing use analysis and a market analysis to understand cost of land, construction, and development trends in Costa Mesa.

To identify sites with existing uses that have the potential to redevelop into housing or that the existing use will not be an impediment to additional redevelopment, the City developed objective redevelopment criteria based on characteristics observed in sites that have successfully redeveloped into housing during the current and prior planning cycles. After applying these criteria and confirming suitability, the City conducted (and is continuing to conduct) outreach to property owners, developers, and the broader



two dedicated stakeholder meetings and workshops focused specifically on the candidate sites, allowing for more in-depth discussion of site-specific conditions, constraints, and opportunities.

Where the City received explicit property owner requests to include a site or documented developer interest, this information is noted alongside the respective site in the inventory.

2026 Housing Element Rezone:

In addition to property owner notification, the City conducted targeted outreach throughout the rezoning process, including public workshops and informational meetings designed to inform both affected stakeholders and the broader community. These workshops provided an opportunity for participants to ask questions, express concerns, and offer feedback on proposed zoning changes and development assumptions. Through this expanded outreach effort, the City was able to further the sites inventory effectively incorporating community and stakeholder feedback to ensure that the rezoning program and 2026 housing element amendment reflects both community priorities, and realistic development conditions.

1. Redevelopment of Non-Vacant Sites for Residential Uses

The City of Costa Mesa does not have sufficient vacant land available to accommodate fifty percent of their low/very low income RHNA. To accommodate the need at all income levels, the City has analyzed sites within non-residentially zoned areas that permit residential development through Specific Plans, Urban Plans, or Overlays. The City also evaluated and included parcels not currently within Urban Plans which will be added when those Urban Plans are amended as part of **Programs 3B and 3C**.

As the City cannot accommodate 50 percent of the low/very low income RHNA, state law requires that the City analyze the following:

- Analysis of leases that would prevent redevelopment of the site,
- The extent to which existing uses may constitute an impediment to the future residential development within the planning period,
- The City's past experience with converting existing uses to higher density residential uses,
- Current market demand for the existing use,
- Development trends and market conditions, and
- Regulatory or other incentives to encourage redevelopment.

Lease Analysis

Existing lease agreements on infill and non-vacant properties present a potential impediment that may prevent residential development within the planning period. State law requires the City to consider lease terms in evaluating the use of non-vacant sites, however the City does not have access to private lease agreements or other contractual agreements amongst parties because they are private documents. Therefore, the City has conducted an analysis to identify sites that show characteristics indicating they are likely to redevelop within the planning period, including past performance, an on-the-ground existing use analysis and a market analysis to understand cost of land, construction, and development trends in Costa Mesa.



- 20% of units available to residents in the moderate-income category
- ~~40~~50% of units available to residents in the above moderate-income category

Costa Mesa recognizes that not all sites within the inventory will develop such that they meet these affordability assumptions and has included a ~~38% buffer~~ ~~37% buffer~~ on the total number of units to assist in accommodating potential differences in future housing development. This buffer is to accommodate the potential that sites may develop for 100% nonresidential uses, however recent development within Costa Mesa has indicated that is unlikely. Additionally, all housing element sites have been rezoned pursuant to meet the performance standards required as part of Government code section 65583.2, subsection (h)(1)(B) requiring that 100 percent residential uses are permitted on all housing element sites and that mixed-use projects must be provide at least 50 percent of the total floor area as residential uses. As such, 100 percent nonresidential development is not allowed on the sites identified for the housing element.

The City has a record of approving residential and mixed-use development on previously non-residential sites. The following developments have all occurred recently within the City's urban plans, specific plans, overlays, or on non-residentially zoned sites. Many of these are described in more detail in **Table B-42**.

- **2277 Harbor Blvd** – Previous motel use that underwent a rezone from C1 to PDR-HD and developed as a fully residential project with 200 apartment units.
- **671 W 17th Street** – Previous industrial brownfield site in the Mesa West Bluff Urban Plan which developed as a fully residential project with 177 live/work units.
- **1620 and 1644 Whittier Avenue** – Previous industrial use in the Mesa West Bluff Urban Plan which developed as a fully residential project with 89 live/work units.
- **1500 Mesa Verde East Drive** – Commercially zoned parcel along Harbor Boulevard which developed as a fully residential project with 215 senior apartments.
- **Brickyard East and West** – Previous industrial warehouse uses along Placentia Avenue which developed as a fully residential project with 29 townhouse units.

Consistent with local housing market trends data presented earlier in this appendices, the City of Costa Mesa is seeing an increase in residential development and rarely receives requests for fully non-residential uses in the area identified within the candidate housing sites analysis.

The City has established goals and programs within the Housing Element aimed at identifying funding opportunities and partnering with the development community to increase the amount of affordable housing built in future developments. If the City is able to identify partnerships leading to fully affordable projects, that would also help to cover any potential shortfall in capacity in any of the four income categories. The City of Costa Mesa recognizes that should a "No Net Loss" situation occur, they will be required to identify additional sites and has analyzed additional potential housing sites within the Housing Element's environmental clearance document.

There are several candidate housing sites in which the affordability assumptions differ from those presented above. Those sites include:



- **Costa Mesa Senior Housing Project (APN 424-211-01).** This site is owned by the City of Costa Mesa who has had previous discussions with a developer on a fully affordable project on this site. This site assumes 760 units which are all affordable at the lower income levels.
- **Fairview Developmental Center.** This site is analyzed previously in the large site analysis portion of this appendices. This site is owned by the State of California and the City anticipates working in collaboration with the State to support the goal of developing affordable housing. The City has assumed that approximately 40% of the units on this site will be available to residents at the lower income levels, while 30% will be available to residents at the moderate-income levels. The remaining units are anticipated to be market-rate.
- **Sakioka Lot 2.** The City has conducted outreach meetings with this property owner and determined that it is realistic to assume that 15% of future units on this site may be available to residents at the lower income levels. This site has an existing development agreement.
- ~~**Home Ranch.** The City has conducted outreach meetings with this property owner and determined that it is realistic to assume that 15% of future units on this site may be available to residents at the lower income levels. This site has an existing development agreement.~~
- **Pacific Arts Plaza and Town Center.** The City has conducted outreach meetings with this property owner and determined that it is realistic to assume that 15% of future units on this site may be available to residents at the low and very-low income levels. This site has an existing development agreement.

4.8. Specific Plan, Urban Plan, and Overlays

At the time the 6th Cycle Housing Element was originally adopted, Costa Mesa implemented zoning regulations through a combination of base zones, overlay zones, urban plans, and specific plans. Urban plans were adopted as standalone documents outside the Zoning Code that provided supplemental development standards. The Mesa West Residential Ownership Urban Plan, 19 West Urban Plan, Mesa West Bluffs Urban Plan, and SoBECA Urban Plan, along with the Harbor Mixed-Use Overlay, established additional regulations applicable to specific areas of the City in addition to base zones and specific plans, resulting in a complex regulatory framework.

The City approved the rezone and application of Mixed-Use Overlay District on Housing Element Sites in April 2026. As identified in **Programs 3B and 3C**, of the Housing Plan (**Chapter 4**), the City proposes to rescind the urban plans, and established objective development standards for those sites through amending the Mixed-Use Overlay District and other parts of the Zoning Code. Additionally, the City modified relevant existing Specific Plans, to accommodate the RHNA. The densities identified in **Table B-8** reflect the revisions made to these areas to permit residential development at a higher densities. As of April 2026, the City has rezoned all sites identified in the housing element consistent Government Code § [65583 and 65583.2 (c)].

- | | |
|---|---|
| • North Costa Mesa Specific Plan | • Residential Ownership Urban Plan (Propose to Remove) |
| • 19 West Urban Plan | • Residential Incentive Overlay |
| • SoBECA Urban Plan | • Harbor Mixed Use Overlay |
| • Mesa West Bluff Urban Plan | |

These areas, with the exception of the Residential Ownership Urban Plan, which is proposed to be removed, will be modified through Programs 3B through 3C to permit residential development at or above the default



Table B-6: Sites to Accommodate Costa Mesa 2021-2029 RHNA

Note: This table is sorted by unique identifier (Unique ID). The unique identifiers were established at the beginning of the sites analysis process. Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

APN	Unique Id	Address	Owner	Zoning	General Plan Land Use	Council District	Specific Plans	Size (Ac)	Density	Vacant	Potential Consolidation	Used In-5th Cycle	Net Units	Very Low	Low	Moderate	Above Moderate	Notes	Existing Building SF	Max Buildout per FAR	% Occupied	Dev-Class
																		including retail, industrial, business park, and residential uses. The site is directly adjacent to retail and offices spaces to the west, Medium Density Residential (townhomes) to the east, commercial to the south and a business center/post office to the north.				

Table B-8: Sites to Accommodate Costa Mesa 2021-2029 RHNA

Note: This table is sorted by unique identifier (Unique ID). Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

Unique ID	APN	Address	Zip Code	Consolidated Sites	General Plan Land Use Designation	Zoning Designation	Overlay or Specific Plan Designation	MUOD Sub-Area	Min. Density Allowed (units/acre)	Max. Density Allowed (units/acre)	Parcel Size (acres)	Existing Use/Vacancy	Lower-Income Capacity	Moderate-Income Capacity	Above Moderate-Income Capacity	Total Capacity	Development Classification	% Occupied	ILV	Existing Uses Detail	Ownership (Consolidated Sites)
1	139-031-62	1683 Sunflower	92626		IP	MP	MUOD	North Costa Mesa	20	30	15.74	Industrial	106	0	851 251	957 1,057	A	66%	0.620	Entitled project - One Metro West	
2	139-031-71	1503 S Coast Dr	92626		GC	CL	MUOD	North Costa Mesa	20	90	2.95	Commercial	84	42	86	212	A	29%	0.094	Office/medical office building with surface parking lot.	
3	139-031-75	1507 S Coast Dr	92626		GC	CL	MUOD	North Costa Mesa	20	90	0.97	Commercial	27	13	29	69	A	22%	0.341	Restaurant with large parking lot.	
4	139-031-76	1515 S Coast Dr	92626		GC	CL	MUOD	North Costa Mesa	20	90	2.47	Hotel/motel	70	35	72	177	D	35%	0.189	Property includes lodging and surface parking.	
5	139-652-01	1685 Scenic Ave	92626		IP	MP	MUOD	North Costa Mesa	20	90	1.45	Industrial	41	20	43	104	A	59%	0.696	Industrial / light industrial with a surface parking lot.	
6	139-652-02	3560 Cadillac Ave	92626		IP	MP	MUOD	North Costa Mesa	20	90	2.13	Industrial	61	30	62	153	A	61%	0.616	Industrial/light industrial with a surface parking lot.	
7	139-652-07	1675 Toronto Way	92626		IP	MP	MUOD	North Costa Mesa	20	90	1.50	Industrial	43	21	44	108	A	47%	0.423	Industrial/light industrial with a surface parking lot.	
8	139-652-11	1700 Sunflower	92626		IP	MP	MUOD	North Costa Mesa	20	90	2.51	Industrial	72	36	72	180	A	50%	0.194	Industrial / manufacturing-showroom/warehouse use with surface parking lot.	



Table B-8: Sites to Accommodate Costa Mesa 2021-2029 RHNA

Note: This table is sorted by unique identifier (Unique ID).

Some sites were removed as part of the analysis and sites were not renumbered to retain continuity for the community and other users when referring to specific sites.

Unique ID	APN	Address	Zip Code	Consolidated Sites	General Plan Land Use Designation	Zoning Designation	Overlay or Specific Plan Designation	MUOD Sub-Area	Min. Density Allowed (units/acre)	Max. Density Allowed (units/acre)	Parcel Size (acres)	Existing Use/Vacancy	Lower-Income Capacity	Moderate-Income Capacity	Above Moderate-Income Capacity	Total Capacity	Development Classification	% Occupied	ILV	Existing Uses Detail	Ownership (Consolidated Sites)
9	139-652-12	1670 Sunflower Ave	92626		IP	MP	MUOD	North Costa Mesa	20	90	2.39	Industrial	68	34	70	172	A	55%	0.286	Existing uses include warehouse, showroom, and light manufacturing uses with a surface parking lot.	
10	140-041-59	3363 Via Merano	92626		UCC	PDC	MUOD	North Costa Mesa	20	90	9.70	Parking	279	139	280	698	C	0%	0.096	Parking lot	
11	141-221-40	1085 Baker St	92626		GC	C2	MUOD	N/A	20	60	0.86	Commercial	16	8	17	41	A	42%	0.278	Commercial use with a drive-thru window and surface parking lot	
12	424-202-02	719 W 19th St	92627		G	C1	MUOD	19 West	20	50	1.29	Commercial	15	10	26	51	C	18%		Small commercial uses in a strip mall center. Approximately half of the parcel is surface parking and property abuts a major transportation corridor (19th Street). Shopping Center shows no recent sign of renovation.	
13	424-202-03	707 W 19th St	92627		G	C1	MUOD	19 West	20	50	2.00	Commercial	23	15	41	79	C	19%		Existing single-use grocery store with large surface parking lot. Potential to redevelop for mixed-use adjacent to major transportation corridor (19th Street).	
14	424-211-01	695 W 19th St	92627		G	C1	MUOD	19 West	20	50	2.66	Commercial	70	0	0	70	B	11%		Approved lower-income Senior Center Housing project in the parking lot (the Senior Center would remain).	
15	NOT USED																				
16	424-281-20	1710 Pomona Ave	92627		LI	MG	MUOD	19 West	20	50	1.08	Industrial	12	8	23	43	B	30%		Existing self-storage facility in close proximity to new residential uses and major transportation corridor (17th Street).	
17	424-281-21	670 W 17th St	92627		LI	MG	MUOD	19 West	20	50	1.06	Industrial	12	8	22	42	A	21%		Existing 2-story office and commercial uses in close proximity to new residential uses and major transportation corridor (17th Street).	
18	424-281-22	660 W 17th St	92627		LI	MG	MUOD	19 West	20	50	2.22	Industrial	26	17	45	88	B	30%	1.520	Existing self-storage facility and light industrial/commercial use in close proximity to new residential uses and major transportation corridor (17th Street).	
19	425-431-02	1680 Superior Ave	92627		G	CL	MUOD	19 West	20	50	2.11	Commercial	25	16	43	84	D	22%		Existing hotel use with large surface parking lot. Property is directly adjacent to Newport	



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																					Boulevard and next to new multi-family development.	
20	425-431-03	1666 Superior Ave	92627	A	LI	MG	MUOD	19 West	20	50	0.29	Industrial	3	2	6	11	B	23%		Lot consolidation info: This site is comprised of 4 parcels equating 1.7 acres and are contiguous. Collection of existing warehouse and industrial uses adjacent to new multi-family development. The Housing Element anticipates this property may be redeveloped with adjacent uses as indicated in this table.	SCHWARTZ PAUL D 2007 TR	
21	425-431-04	116 E 16th St	92627	A	LI	MG	MUOD	19 West	20	50	0.73	Industrial	8	5	16	29	B	35%		Lot consolidation info: This site is comprised of 4 parcels equating 1.7 acres and are contiguous. Collection of existing warehouse and industrial uses adjacent to new multi-family development. The Housing Element anticipates this property may be redeveloped with adjacent uses as indicated in this table.	SHEEHAN MICHAEL W TR	
22	425-431-05	126 E 16th St	92627	A	LI	MG	MUOD	19 West	20	50	0.42	Industrial	4	3	9	16	B	48%		Lot consolidation info: This site is comprised of 4 parcels equating 1.7 acres and are contiguous. A vehicle repair facility developed with older and randomly located structures. The Housing Element anticipates this property may be redeveloped with adjacent uses as indicated in this table. The existing collection of vehicular repair and vehicle storage buildings are located across 16th Street from approximately 60 affordable modular/mobile home residential units and also located in close proximity to more than one-hundred multi-story residential loft units located on 17th Street.	126 PROPERTIES LLC	

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23	425-431-06	126 E 16Th St	92627	A	G	C1	MUOD	19 West	20	50	0.35	Commercial	4	2	8	14	B	27%		Lot consolidation info: This site is comprised of 4 parcels equating 1.7 acres and are contiguous. Collection of existing warehouse and industrial uses adjacent to new multi-family development. The Housing Element anticipates this property may be redeveloped with adjacent uses as indicated in this table.	126 PROPERTIES LLC
24	425-431-07	1601 Newport Blvd	92627		G	C1	MUOD	19 West	20	50	0.79	Commercial	9	6	16	31	B	22%		Collection of existing warehouse and industrial uses adjacent to new multi-family development. The Housing Element anticipates this property may be redeveloped with adjacent uses as indicated in this table.	
25	141-221-41	2990 Grace Ln	92626		LI	MG	MUOD	SoBECA	20	60	0.81	Industrial	15	7	16	38	A	60%	0.341	Freestanding industrial/ light industrial building with a surface parking lot.	
26	141-221-49	1139 Baker St	92626		LI	MG	MUOD	SoBECA	20	60	2.72	Industrial	52	26	52	130	A	53%	0.388	The site is developed for light industrial use, supporting manufacturing, fabrication, and industrial service functions.	
27	141-312-21	2729 Bristol St	92626		GC	CL	MUOD	SoBECA	20	60	0.95	Commercial	18	9	18	45	A	35%	0.465	Development interest provided in writing. Two-story office/medical building of about 18,133 square feet. The site is currently configured as a flex office/medical office building and surface parking lot. The parcel is located in a dense commercial corridor near SR-73 and the I-405.	
28	141-421-23	2507 Carnegie Ave	92626		NC	C1	MUOD	Harbor Blvd	20	50	1.67	Commercial	26	13	27	66	C	28%	0.437	Surface parking lot.	
29	141-491-09	2480 Harbor Blvd	92626	M	GC	C1	MUOD	Harbor Blvd	20	30	1.92	Commercial	26	13	28	67	C	0%	1.290	Lot consolidation info: This site includes 3 parcels, all contiguous with each other, all under common ownership. Developer interest - 2.7 acres/67 units for sale - Commercial / automotive facility. The larger 2480-2490 Harbor Blvd site is listed as a retail/auto dealership property	EDEN BAY PROPERTIES LLC



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																				with existing automotive improvements, service bays, offices, yard area, and C-1 zoning.	
30	141-491-10	2480 Harbor Blvd	92626	M	GC	CI	MUOD	Harbor Blvd	20	30	0.19	Commercial	1	0	3	4	C	0%	0.123	Lot consolidation info: This site includes 3 parcels, all contiguous with each other, all under common ownership. Developer interest - proposing lot consolidation for 2.7 acres/67 units for sale. Developed with a vacant commercial retail (auto sales) building and surface parking lot.	EDEN BAY PROPERTIES LLC
31	141-491-11	2490 Harbor Blvd	92626	M	GC	CI	MUOD	Harbor Blvd	20	30	0.60	Commercial	5	2	7	14	C	0%	0.037	Lot consolidation info: This site includes 3 parcels, all contiguous with each other, all under common ownership. Developer interest - 2.7 acres/67 units for sale. Corner lot on the corner of Harbor Blvd and Fair Dr. Developed with a vacant commercial retail (auto sales) building and surface parking lot.	EDEN BAY PROPERTIES LLC
32	141-521-49	3150 Bear Street	92626		GC	AP	MUOD	North Costa Mesa	20	30	6.13	Commercial	60	45	46	151	A	0%	0.000	Entitled Project - Meritage Homes - Large office/specialty campus; former broadcasting facility.	
33	415-041-01	1571 W MacArthur Blvd	92626		IP	MP	MUOD	North Costa Mesa	20	90	3.31	Industrial	95	47	96	238	A	57%	0.621	Industrial / warehouse-flex use. Parcel includes a large surface parking lot.	
34	415-041-02	1561 W MacArthur Blvd	92626		IP	MP	MUOD	North Costa Mesa	20	90	1.52	Industrial	43	21	45	109	A	54%	0.801	Industrial / warehouse-flex use; also associated with exotic auto sales/showroom activity. The rectangular lot includes an industrial / warehouse / light industrial building with associated surface parking.	
35	415-041-03	1545 W MacArthur Blvd	92626		IP	MP	MUOD	North Costa Mesa	20	90	1.78	Industrial	51	25	52	128	A	55%	0.456	Property includes an low-rise, industrial/office flex building with a surface parking lot.	
36	415-041-04	1525 W MacArthur Blvd	92626	I	IP	MP	MUOD	North Costa Mesa	20	90	2.95	Industrial	84	42	86	212	A	55%	0.406	Lot consolidation info: this site contains two parcels, one parcel that is 2.9 acres and one parcel that is 0.014. These two parcels are contiguous, making up the greater site. The site	MAC ARTHUR BUSINESS PARK LLC



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																				contains two multi-tenant industrial/commercial buildings with associated surface parking around the buildings.	
47	415-041-08	3581 Harbor Blvd	92626	I	IP	MP	MUOD	North Costa Mesa	20	90	0.01	Industrial	0	0	1	1	A	0%	0.990	Lot consolidation info: this site contains two parcels, one parcel that is 2.9 acres and one that is 0.014. These two parcels are contiguous, making up the greater site. A small triangular parcel that is part of a larger development and assumed to be consolidated.	COUNTY SANITATION
37	415-041-06	3597 Harbor Blvd	92626		IP	CL	MUOD	Harbor Blvd	20	90	0.77	Hotel/motel	22	11	22	55	D	47%	0.990	Hotel/motel. Building is currently occupied by a three-story motel. Site includes wrapped surface parking.	
38	419-111-16	2211 Newport Blvd	92627	I	GC	C2	MUOD	Newport Blvd	20	30	0.36	Commercial	3	1	4	8	C	7%	0.164	The site is comprised of 3 parcels equating 1.1 acres that are contiguous. Existing uses include boat repair and surface parking.	FRANK THOMAS E THE FRANK FAMILY TRUST
56	419-111-15	2275 Newport Blvd	92627	I	GC	C2	MUOD	Harbor Blvd	20	30	0.49	Commercial	4	2	5	11	C	18%	0.700	Commercial use: cannabis retail storefront. The site is comprised of 3 parcels equating 1.1 acres and are contiguous. The small commercial retail building is surrounded by surface parking on 3 sides.	STEIN, MARK Y
94	419-112-02	2281 Newport Blvd	92627	I	GC	C2	MUOD	Newport Blvd	20	30	0.29	Commercial	2	1	3	6	C	24%	1.160	Gas station use. The site is comprised of 3 parcels equating 1.1 acres and are contiguous. Property currently operates as a gas station with surface parking.	COSTA MESA INVESTMENTS LLC
39	141-361-06	2706 Harbor Blvd	92626		G	C1	MUOD	Harbor Blvd	20	50	0.68	Commercial	8	5	14	27	C	22%		Mixed use building with first floor retail and offices	
40	141-361-11	2666 Harbor Blvd	92626		G	C1	MUOD	Harbor Blvd	20	50	2.41	Commercial	28	19	49	96	C	34%		Former Ace Hardware store, now for lease after Ace went out of business. Large big box structure with surface parking along a major transportation corridor (Harbor Blvd)	
41	141-361-21	2790 Harbor Blvd	92626		G	C1	MUOD	Harbor Blvd	20	50	0.75	Commercial	9	6	15	30	C	25%		Mixed use building with retail and offices on first floor and offices on 2nd and 3rd floor. Building is partially vacant with large surface parking lot	



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																				adjacent to major transportation corridor (Harbor).	
42	141-361-22	2750 Harbor Blvd	92626		G	C1	MUOD	Harbor Blvd	20	50	1.71	Commercial	20	13	35	68	C	13%		Existing older commercial shopping center adjacent to major transportation corridor (Harbor). Uses range from commercial to office and restaurants. Large surface parking lot.	
43	141-361-23	2730 Harbor Blvd	92626		G	C1	MUOD	Harbor Blvd	20	50	0.68	Commercial	8	5	14	27	C	33%		Existing older commercial shopping center adjacent to major transportation corridor (Harbor). Uses range from commercial to office and restaurants. Large surface parking lot.	
44	141-361-27	2710 Harbor Blvd	92626		G	C1	MUOD	Harbor Blvd	20	50	0.67	Commercial	7	5	14	26	C	25%		Existing older commercial shopping center adjacent to major transportation corridor (Harbor). Uses range from commercial to office and restaurants. Large surface parking lot.	
45	141-361-28	2706 Harbor Blvd	92626		G	C1	MUOD	Harbor Blvd	20	50	0.97	Commercial	11	7	20	38	C	28%		Vacant box store and surface parking lot. Building is currently for lease.	
46	415-041-07	3587 Harbor Blvd	92626		IP	MP	MUOD	North Costa Mesa	20	90	1.12	Industrial	32	16	32	80	A	35%	0.738	Office and warehouse space. Property includes a two-story office/light industrial flex building with surface parking.	
48	415-101-04	3590 Harbor Gateway	92626		IP	PDI	MUOD	North Costa Mesa	20	90	1.47	Commercial	42	21	42	105	A	29%	0.984	Retail/light industrial use with a large surface parking lot.	
49	415-112-13	3539 Howard Way	92626		IP	MP	MUOD	North Costa Mesa	20	90	3.02	Industrial	86	43	88	217	A	15%	0.046	Light industrial/office use with surface parking lot.	
50	415-112-16	1665 Scenic Ave	92626		IP	MP	MUOD	North Costa Mesa	20	90	2.71	Industrial	77	38	79	194	A	32%	0.447	Office / commercial office. Developed with a two-story, 51,176 sq. ft. office building on a 2.71-acre site with a surface parking lot.	
51	415-112-17	3535 Ivyland Ave	92626		IP	MP	MUOD	North Costa Mesa	20	90	1.56	Commercial	44	22	46	112	A	33%	0.888	Light industrial/office use with surface parking lot.	

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52	419-031-08	2200 Harbor Blvd	92627		G	C1	MUOD	Harbor Blvd	20	50	0.75	Commercial	9	6	15	30	C	0%		Surface parking lot within large retail shopping center. Potential for mixed-use redevelopment. Retail center has major big box tenants which have permanently closed, leaving an excess of surface parking.	
53	419-031-09	2200 Harbor Blvd	92627		G	C1-S	MUOD	Harbor Blvd	20	50	4.35	Commercial	70	31	73	174	C	156%		Former K-Mart box store which has permanently closed. Shopping center is adjacent to multi-family residential and may redevelop for mixed-use. While the data shows a high development usage, this tenant space remains vacant.	
54	419-101-12	2285 Newport Blvd	92627		GC	C2	MUOD	Harbor Blvd	20	30	1.02	Commercial	9	4	11	24	C	26%	0.666	Auto-related uses including a car wash and surface parking lot.	
55	NOT USED																				
57	422-021-09	2131 Harbor Blvd	92627		G	C2	MUOD	Harbor Blvd	20	50	0.83	Commercial	9	6	18	33	C	15%		Auto parts store, retail store, and pet grooming store, with large surface parking area adjacent to major transportation corridor (Harbor Blvd).	
58	422-091-11	2075 Harbor Blvd	92627		G	C2	MUOD	Harbor Blvd	20	50	0.63	Commercial	7	5	13	25	C	9%		Tools and equipment rental yard adjacent to major transportation corridor (Harbor Blvd).	
59	422-091-12	2069 Harbor Blvd	92627		G	C2	MUOD	Harbor Blvd	20	50	0.54	Commercial	6	4	11	21	C	17%		Auto repair shop with large yard adjacent to major transportation corridor (Harbor Blvd).	
60	415-112-18	3540 Howard Wav	92626		IP	MP	MUOD	North Costa Mesa	20	90	1.15	Industrial	32	16	34	82	A	33%	1.000	Light industrial/office with a surface parking lot.	
61	422-091-14	2049 Harbor Blvd	92627	O	G	C2	MUOD	Harbor Blvd	20	50	0.54	Commercial	6	4	11	21	C	16%		The site is comprised of 2 parcels equating approximately 0.7 acres and are contiguous. Auto repair shop with large yard adjacent to major transportation corridor (Harbor Blvd).	BOUKATHER, GEORGE A TRUST
103	422-091-16	2048 Charlie St	92627	O	GC	C2	MUOD	Harbor Blvd	20	50	0.18	Commercial	2	1	4	7	B	48%	0.730	The site is comprised of 2 parcels equating approximately 0.7 acres and are contiguous. Existing one-story structure on site resembling a live-work use.	KILLIAN, HELENA W TRUST



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																				Public records classify the property as commercial.	
62	422-091-24	2015 Harbor Blvd	92627		G	C2	MUOD	Harbor Blvd	20	50	0.62	Commercial	7	4	13	24	C	29%		Auto related uses including car repair and car wash uses adjacent to major transportation corridor (Harbor Blvd).	
63	422-091-26	2007 Harbor Blvd	92627		G	C2	MUOD	Harbor Blvd	20	50	0.83	Commercial	9	6	18	33	B	31%		Self-storage facility with surface parking lot and access to major transportation corridor (Harbor Blvd).	
64	422-101-03	1989 Harbor Blvd	92627		G	C2	MUOD	Harbor Blvd	20	50	0.56	Commercial	6	4	12	22	C	2%		Truck rental yard which is largely a paved surface parking lot with a small building. Site is adjacent to major transportation corridor (Harbor Blvd).	
65	422-101-06	1974 Charlie St	92627		G	C2	MUOD	Harbor Blvd	20	50	0.53	Commercial	6	4	11	21	A	27%		Existing low-intensity light industrial and warehouse uses.	
66	422-193-23	2215 Harbor Blvd	92627		G	C2	MUOD	Harbor Blvd	20	50	0.58	Commercial	6	4	13	23	C	41%		Aging furniture store structure with surface parking lot adjacent to major transportation corridor (Harbor Blvd).	
67	422-193-24	2205 Harbor Blvd	92627		G	C2	MUOD	Harbor Blvd	20	50	0.58	Commercial	6	4	13	23	C	32%		Aging motel use with large surface parking lot adjacent to major transportation corridor (Harbor Blvd).	
68	422-282-11	2044 Placentia Ave	92627		LI	MG	MUOD	Mesa West Bluff	20	40	1.18	Industrial	11	7	19	37	B	41%		Auto repair shop and light industrial uses with surface parking adjacent to recently developed townhouses and apartments. Building shows little sign of recent renovation.	
69	422-291-04	2066 Placentia Ave	92628		LI	C1	MUOD	Mesa West Bluff	20	30	1.85	Commercial	17	8	19	44	B	108%	0.270	self-storage facility - adjacent to recently developed townhouses and apartments. Building shows little sign of recent renovation.	
70	422-291-05	2065 Placentia Ave	92627		LI	MG	MUOD	Mesa West Bluff	20	40	0.92	Industrial	8	5	16	29	B	47%		Self-storage facility adjacent to recently developed townhouses and apartments. Building shows little sign of recent renovation.	

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71	422-291-06	2051 Placentia Ave	92627		LI	MG	MUOD	Mesa West Bluff	20	40	0.92	Industrial	8	5	16	29	A	13%		Existing office/light industrial uses adjacent to recently developed townhouses and apartments.	
72	422-301-01	1987 Placentia Ave	92627		LI	MG	MUOD	Mesa West Bluff	20	40	2.31	Industrial	21	14	38	73	A	30%		Warehouses with large surface parking lot. Two buildings on the site. Adjacent to recently developed townhouses and apartments. Building shows little sign of recent renovation.	
73	415-112-19	1675 Scenic Ave	92626		IP	MP	MUOD	North Costa Mesa	20	90	1.29	Industrial	36	18	38	92	A	36%	0.430	Light industrial/office with surface parking lot.	
74	422-454-28	2101 Placentia Ave	92627		LI	MG	MUOD	Mesa West Bluff	20	40	0.91	Industrial	8	5	16	29	C	10%		Restaurant with large surface parking lot. Potential for mixed-use development.	
75																					NOT USED
76	424-061-03	859 W 18th St	92627		LI	MG	MUOD	Mesa West Bluff	20	40	0.81	Industrial	7	5	13	25	C	38%		Auto repair shop with surface parking lot.	
77	424-061-04	851 W 18th St	92627		LI	MG	MUOD	Mesa West Bluff	20	40	1.79	Industrial	17	11	29	57	C	26%		Auto body shop with large surface parking lot.	
78	415-112-20	3545 Howard Way	92626		IP	MP	MUOD	North Costa Mesa	20	90	1.13	Commercial	32	16	33	81	A	34%	0.545	Industrial/office with a surface parking lot.	
79	424-061-05	1791 Placentia Ave	92627		LI	MG	MUOD	Mesa West Bluff	20	40	4.27	Industrial	40	27	69	136	B	31%		Single-story warehouses with large surface parking lot and drive aisles. Five buildings on the site which show little sign of recent renovation.	
80	415-112-30	1650 Sunflower Ave	92626		IP	MP	MUOD	North Costa Mesa	20	90	6.64	Industrial	190	95	192	477	A	47%	0.283	Large industrial/logistics facility with a surface parking lot.	
81	424-061-06	1751 Placentia Ave	92627		LI	MG	MUOD	Mesa West Bluff	20	40	4.70	Industrial	45	30	75	150	B	32%		Single-story warehouses with large surface parking lot and drive aisles. Seven buildings on the site which show little sign of recent renovation.	
82	418-131-10	3001 Bristol St	92626		GC	C1	MUOD	SoBECA	20	60	0.43	Commercial	8	4	8	20	A	50%	0.481	Retail commercial center with a surface parking lot.	
83	418-161-01	763 Baker St	92626	K	GC	C2	MUOD	SoBECA	20	60	0.25	Commercial	4	2	6	12	A	28%	0.200	lot consolidation info: This site includes 4 parcels, all contiguous with each other.	PROJECT C LLC



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																				Developed with a commercial building with surface parking.	
84	418-161-03	2991 Randolph Ave	92626	K	LI	MG	MUOD	SoBECA	20	60	0.36	Commercial	6	3	8	17	A	27%	0.200	Lot consolidation info: This site includes 4 parcels, all contiguous with each other. Parcel includes a light industrial/commercial building and surface parking lot.	SOBECA PARTNERS LLC
85	418-161-04	2973 Randolph Ave	92626	K	LI	MG	MUOD	SoBECA	20	60	0.36	Industrial	6	3	8	17	A	18%	0.169	Lot consolidation info: This site includes 4 parcels, all contiguous with each other. The site contains a single-story light industrial/office building with a surface parking lot.	2973 RANDOLPH LLC
147	418-161-02	751 Baker St	92626	K	GC	C2	MUOD	SoBECA	20	60	0.49	Commercial	9	4	10	23	A	34%	2.410	Lot consolidation info: This site includes 4 parcels, all contiguous with each other. Existing use is a former gas station and surface parking.	THRIFTY OIL CO
86	418-162-02	2968 Randolph Ave	92626		LI	MG	MUOD	SoBECA	20	60	0.72	Industrial	10	6	18	34	A	78%	0.400	Warehouses with surface parking lot. Site is within the SoBECA Urban Plan redevelopment area.	
87	418-163-03	2966 Bristol St	92626	L	GC	C1	MUOD	SoBECA	20	60	0.29	Commercial	5	2	6	13	A	16%	0.099	Lot consolidation info: This site includes 2 parcels, all contiguous with each other. The property is a restaurant with surface parking.	TK BURGERS III INC
88	418-163-04	2956 Bristol St	92626	L	GC	C1	MUOD	SoBECA	20	60	0.35	Commercial	6	3	7	16	A	20%	0.155	Lot consolidation info: This site includes 2 parcels, all contiguous with each other. Property includes fast food restaurant with surface parking.	WALTON, JAMES W TRUST
89	418-173-01	2931 Bristol St	92626	N	GC	C2	MUOD	SoBECA	20	60	0.44	Commercial	8	4	9	21	A	37%	0.344	The site is comprised of 2 parcels equating approximately 0.8 acres and are contiguous. The site contains a single-story commercial building and a surface parking lot.	FISCHER, EDDIE R TRUST
90	418-173-02	2927 Bristol St	92626	N	GC	C2	MUOD	SoBECA	20	60	0.42	Commercial	8	4	8	20	A	25%	0.118	Retail / commercial use. The site is comprised of 2 parcels equating approximately 0.8 acres and are contiguous.	BFCM LLC
91	418-181-11	2821 Bristol St	92626		GC	CL	MUOD	SoBECA	20	30	0.43	Vacant	4	2	4	10	A	0%	0.000	Development interest provided in writing. Existing use is a surface parking lot.	

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92	419-041-01	2196 Harbor Blvd	92627		GC	C2	MUOD	Harbor Blvd	20	50	0.77	Commercial	12	6	12	30	C	24%	0.709	Restaurant and surface parking lot.	
93	419-101-08	143 W Wilson St	92627		GC	C1	MUOD	Newport Blvd	20	30	1.09	Commercial	10	5	11	26	C	29%	0.575	Office building with a surface parking lot.	
95	419-171-58	2150 Harbor Blvd	92627		G	C1	MUOD	Newport Blvd	20	50	1.17	Commercial	13	9	24	46	C	17%	0.180	Restaurant with large surface parking lot adjacent to major transportation corridor (Harbor Blvd).	
96	419-203-02	1998 Harbor Blvd	92627		G	C1	MUOD	Newport Blvd	20	50	0.76	Commercial	12	14	14	40	C	39%	0.820	Development interest provided in writing. Existing use is a vacant light manufacturing building and surface parking lot.	
97	419-203-08	2000 Harbor Blvd.	92627		GC	C1	MUOD	Newport Blvd	20	50	1.57	Commercial	15	7	16	38	C	0%	0.480	Development interest provided in writing. Existing commercial center with surface parking.	
98	420-012-16	2476 Mark Ln	92626		MUC	I&R-MLT	MUOD	Harbor Blvd	20	60	108.91	Mixed Use	920	690	690	2,300	N/A	N/A	N/A	Fairview Developmental Center	
99	424-281-01	1730 Pomona Ave	92627		LI	MG	MUOD	Mesa West Bluff	20	40	0.99	Industrial	9	6	16	31	B	22%		Warehouses with surface parking lot. One building on the site.	
100	424-281-19	424 Pomona Ave	92832		LI	MG	MUOD	Mesa West Bluff	20	40	1.19	Industrial	11	7	20	38	B	30%		Warehouses with large surface parking lot. One building on the site.	
101	424-281-23	660 W 17th St	92627		LI	MG	MUOD	Mesa West Bluff	20	40	2.26	Industrial	21	14	37	72	B	41%		Large single-story self-storage facility adjacent to existing multi-family residential.	
102	424-321-17	1882 Whittier Ave	92627		MDR	MG	MUOD	Mesa West Bluff	20	40	1.08	Commercial	10	6	18	34	B	32%		Large single-story self-storage facility adjacent to existing multi-family residential.	
104	422-291-02	2085 Placentia Ave	92627		LI	MG	MUOD	Mesa West Bluff	20	40	0.93	Industrial	11	5	13	29	B	55%	0.325	Industrial / auto body use with a surface parking lot. Adjacent to live/work and other residential development.	
105	422-291-07	2045 Placentia Ave	92627		LI	MG	MUOD	Mesa West Bluff	20	40	0.92	Industrial	11	5	13	29	B	35%	0.701	Industrial/auto body use with a surface parking lot.	
106	422-291-08	2035 Placentia Ave	92627		LI	MG	MUOD	Mesa West Bluff	20	40	1.38	Industrial	17	8	19	44	B	51%	0.119	Industrial uses with a surface parking lot. Adjacent to live/work development.	



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107	422-291-12	2013 Placentia Ave	92627		LI	MG	MUOD	Mesa West Bluff	20	40	0.92	Industrial	11	5	13	29	B	45%	0.330	Industrial uses with a surface parking lot. Adjacent to live/work development.	
108	422-454-23	2145 Placentia Ave	92627	P	NC	C1	MUOD	Mesa West Bluff	20	50	0.25	Commercial	4	2	4	10	B	9%	0.139	The site is comprised of 4 parcels equating approximately 1.4 acres and are contiguous. The site is currently occupied by a restaurant uses within a with surface parking.	DUBAR,RONDA JO
109	422-454-24	2139 Placentia Ave	92627	P	NC	C1	MUOD	19 West	20	50	0.29	Commercial	4	2	5	11	B	17%	0.150	The site is comprised of 4 parcels equating approximately 1.4 acres and are contiguous. Existing use is a light industrial building with a surface parking lot.	FUNDING CAPITAL CORP LLC
110	422-454-25	2131 Placentia Ave	92627	P	NC	C1	MUOD	19 West	20	50	0.47	Industrial	7	2	8	18	B	27%	0.521	The site is comprised of 4 parcels equating approximately 1.4 acres and are contiguous. The site contains a small industrial/flex commercial building with surface parking. Adjacent to residential development.	JONES TRACY I TRUST
111	422-454-26	2121 Placentia Ave	92627	P	NC	C1	MUOD	19 West	20	50	0.45	Commercial	7	3	8	18	B	26%	0.195	The site is comprised of 4 parcels equating approximately 1.4 acres and are contiguous. Commercial/office space with a surface parking lot. The building appears to be currently vacant. Adjacent to residential development.	PACIFIC DIVERSIFIED LLC
112	422-461-18	2138 Placentia Ave	92627		NC	C1	MUOD	19 West	20	50	2.65	Commercial	28	14	30	72	B	0%	0.000	Developer interest in residential development. Existing use is commercial with a surface parking lot.	
113	424-081-18	746 W 17th St	92627		LI	MG	MUOD	Mesa West Bluff	20	40	1.65	Industrial	4	2	4	10	B	47%	0.389	Developer interest in residential uses. Existing uses are Industrial including auto repair, and a surface parking lot.	
114	424-081-21	1711 Pomona Ave	92627	I	LI	MG	MUOD	Mesa West Bluff	20	40	0.23	Commercial	1	0	3	4	B	40%	0.356	Lot consolidation info: This site is made up of two parcels under common ownership and contiguous and is an entitled project. This is an entitled project across 424-081-21 and 424-081-22, Live Work Development. The site is developed with an existing single-story commercial/light	BUILDGROUP PROPERTIES LLC

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																				Industrial building and associated surface parking. The property is occupied by commercial and auto uses.	
115	424-081-22	1719 Pomona Ave	92627	I	LI	MG	MUOD	Mesa West Bluff	20	40	0.23	Commercial	1	0	3	4	B	44%	0.069	Lot consolidation info: This site is made up of two parcels under common ownership and contiguous and is an entitled project. This is an entitled project across 424-081-21 and 424-081-22. Live Work Development. The site is developed with an existing single-story, commercial/light industrial building and associated surface parking. The property is occupied by commercial and auto uses.	P & P GROUP LLC
116	425-351-03	1535 Newport Blvd	92627		GC	C2	MUOD	19 West	20	30	1.45	Commercial	13	6	15	34	B	0%	0.000	Self-storage facility.	
117	425-351-05	1550 Superior Ave	92627	Q	LI	MG	MUOD	19 West	20	30	0.83	Commercial	0	0	20	20	B	35%	0.700	Development interested provided in writing, 20 units. Existing development is a light industrial/office building with a surface parking lot. The site is comprised of 2 parcels equating approximately 1.2 acres and are contiguous.	SHARE OUR SELVES CORP
118	425-351-06	1540 Superior Avenue	92627	Q	LI	MG	MUOD	Newport Blvd	20	30	0.44	Commercial	3	1	5	9	B	25%	0.346	Entitled Project - Live Work The site is comprised of 2 parcels equating approximately 1.2 acres and are contiguous. Former auto repair building appears to be vacant.	BENEDICT, SHELLEY R TRUST
119	425-432-10	1600 Newport Blvd	92627		GC	C1	MUOD	Newport Blvd	20	30	1.48	Commercial	14	7	14	35	B	132%	0.860	Self-storage facility.	
120																					NOT USED
121	426-121-12	2140 Newport Blvd	92627		CR	C1	MUOD	Newport Blvd	20	30	1.03	Commercial	9	4	11	24	B	100%	0.240	Commercial/light industrial use	
122	426-121-13	2156 Newport Blvd	92627	S	CR	C1	MUOD	Newport Blvd	20	30	0.42	Commercial	4	2	4	10	D	61%	0.180	The site is comprised of 4 parcels equating 0.9 acres and are contiguous. Commercial building with a surface parking lot, located along a one-directional, two-lane stretch of Newport Boulevard.	P & C PROSPERITY PROPERTIES LLC



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123	426-121-14	2134 Newport Blvd	92627	S	CR	C1	MUOD	Newport Blvd	20	30	0.19	Commercial	1	0	3	4	C	60%	0.930	The site is comprised of 4 parcels equating 0.9 acres and are contiguous. Commercial use and surface parking lot located along a one-directional, two-lane stretch of Newport Boulevard.	MOLLER, JORGEN & IRMA
124	426-121-15	2136 Newport Blvd	92627	S	CR	C1	MUOD	Newport Blvd	20	30	0.17	Commercial	1	0	3	4	C	79%	0.380	The site is comprised of 4 parcels equating 0.9 acres and are contiguous. Commercial building and a surface parking lot located along a one-directional, two-lane stretch of Newport Boulevard.	LUDGATE, PAUL D TRUST
125	426-121-16	2138 Newport Boulevard	92627	S	CR	C1	MUOD	Newport Blvd	20	30	0.14	Commercial	1	0	2	3	C	38%	0.060	The site is comprised of 4 parcels equating 0.9 acres and are contiguous. Vacant commercial building and surface parking lot.	TALAR N TAMAR CORP
126	426-121-40	2146 Newport Blvd	92627		CR	C1	MUOD	Newport Blvd	20	30	0.55	Commercial	5	2	6	13	C	78%	0.180	Vacant commercial building with a surface parking lot located along a one-directional, two-lane stretch of Newport Boulevard.	
127	426-181-28	20382 Newport Blvd	92627		CR	C1	MUOD	Newport Blvd	20	30	1.45	Commercial	13	6	15	34	C	0%	0.000	Self-storage facility.	
128	426-262-01	1950 Newport Blvd	92627	R	CR	C1	MUOD	Newport Blvd	20	30	0.27	Commercial	2	1	3	6	C	65%	0.117	The site is comprised of 8 parcels equating 2.0 acres and are contiguous. The property is developed with an auto-oriented commercial building located along a one-directional, two-lane stretch of Newport Boulevard.	HAMPTON JOHN H TRUST
129	426-262-02	1960 Newport Blvd	92627	R	CR	C1	MUOD	Newport Blvd	20	30	0.19	Commercial	1	0	3	4	C	42%	0.252	The site is comprised of 8 parcels equating 2.0 acres and are contiguous. The site is developed with an auto-oriented commercial building and surface parking lot located along a one-directional, two-lane stretch of Newport Boulevard. Adjacent to residential development.	APEX CAPITAL VENTURE LLC
130	426-262-03	1974 Newport Blvd	92627	R	CR	C1	MUOD	Newport Blvd	20	30	0.35	Commercial	3	1	4	8	B	84%	0.220	The site is comprised of 8 parcels equating 2.0 acres and are contiguous. The site consists of a commercial	PALANJIAN JERRY O TRUST



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																				building with surface parking located along a one-directional, two-lane stretch of Newport Boulevard. Adjacent to residential development.	
131	426-262-04	1982 NEWPORT BLVD	92627	R	CR	C1	MUOD	Newport Blvd	20	30	0.14	Mixed Use	1	0	2	3	C	27%	0.003	The site is comprised of 8 parcels equating 2.0 acres and are contiguous. The site is developed with a commercial building located along a one-directional, two-lane stretch of Newport Boulevard. Adjacent to residential development.	PALANJIAN, ALEX TRUST
132	426-262-05	1984 Newport Blvd	92627	R	CR	C1	MUOD	Newport Blvd	20	30	0.19	Commercial	1	0	3	4	C	53%	1.000	The site is comprised of 8 parcels equating 2.0 acres and are contiguous. The site is developed with a commercial building and surface parking lot along a one-directional, two-lane stretch of Newport Boulevard. Adjacent to residential development.	RANKIN, JESSICA PALANJIAN
136	426-262-06	1996 Newport Blvd	92627	R	CR	C1	MUOD	Newport Blvd	20	30	0.44	Commercial	4	2	4	10	C	42%	1.230	The site is comprised of 8 parcels equating 2.0 acres and are contiguous. The site contains an older two-story commercial building located along a one-directional, two-lane stretch of Newport Boulevard. Adjacent to residential development.	PALANJIAN, JERRY O TRUST
137	426-262-13	1970 Newport Blvd	92627	R	CR	C1	MUOD	Newport Blvd	20	30	0.32	Commercial	2	1	4	7	C	101%	1.030	The site is comprised of 8 parcels equating 2.0 acres and are contiguous. The site contains a commercial building along a one-directional, two-lane stretch of Newport Boulevard. Adjacent to residential development.	PALANJIAN, JERRY O TRUST
138	426-262-16	1960 Newport Blvd	92627	R	CR	C1	MUOD	Newport Blvd	20	30	0.19	Commercial	1	0	3	4	C	73%	0.280	The site is comprised of 8 parcels equating 2.0 acres and are contiguous. Existing commercial use along a one-directional, two-lane stretch of Newport Boulevard. Adjacent to residential development.	AOYAMA, ROSALIE R TRUST
133	199-031-39	2303 Harbor Blvd	92626	-	IP	PDI	MUOD	North Costa Mesa	20	90	10.00	Industrial	216	144	360	720	A	49%	-	Existing single-story light industrial/office uses on large site. The City has received interest in the potential future	-



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																				redevelopment-of-the-site-for residential-uses.	
134	139-031-42	1575 Sunflower Ave	92626		IP	MP	MUOD	North Costa Mesa	20	90	8.03	Industrial	173	115	290	578	A	51%		Existing single-story light industrial/office uses on large site. The City has received interest in the potential future redevelopment of the site for residential uses.	
135	139-031-67	3333 Harbor Blvd	92626		IP	MP	MUOD	North Costa Mesa	20	90	10.00	Industrial	216	144	360	720	A	40%		Sofia University site (former Whittier Law School site) with large surface parking lot and largely underdeveloped land. The City has received interest in the potential future redevelopment of the site for residential uses.	
139	439-071-05	2624 Newport Blvd	92627	U	CR	C1	MUOD	Newport Blvd	20	30	0.46	Commercial	4	2	4	10	C	17%	0.813	The site is comprised of 2 parcels equating 0.9 acres and are contiguous. Irregularly shaped parcel located along a one-directional, two-lane stretch of Newport Boulevard. The existing development is an office building and vehicle storage. Adjacent to residential development.	JKEDA ROY
140	439-071-06	2620 Newport Blvd	92627	U	CR	C1	MUOD	Newport Blvd	20	30	0.46	Commercial	4	2	4	10	C	28%	0.270	The site is comprised of 2 parcels equating to 0.9 acres and are contiguous. Existing use is a gas station located on a one-directional, two-lane stretch of Newport Boulevard. Adjacent to residential development.	BERMAN, BRYAN A TRUST
141	439-081-02	2680 Newport Blvd	92627		CR	C1	MUOD	Newport Blvd	20	30	0.91	Commercial	8	4	9	21	C	34%	2.890	U-Haul / truck rental and moving-services use	
142	439-311-06	1265 Bristol St	92626		GC	C1	MUOD	Newport Blvd	20	30	1.16	Commercial	10	5	12	27	C	47%	2.670	Closed restaurant and a surface parking lot.	
143	439-311-09	192 The Masters Cir	92627		GC	C1	MUOD	Newport Blvd	20	30	2.12	Commercial	20	10	20	50	C	138%	3.920	Self-storage adjacent to residential development.	
144	410-441-17	14850 Sunflower Ave	92626		UCC	PDC	North Costa Mesa Specific Plan	North Costa Mesa	20	90	30.93	Vacant	360	240	600	1,200	A	1%		Sakioka Lot 2 property. See analysis in Appendix B for additional information on potential to redevelop.	



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145	410-501-31	589 Anton Blvd	92626		UCC	PDC	North Costa Mesa Specific Plan	North Costa Mesa	20	90	3.39	Commercial	73	48	123	244	A	0%		Large surface parking lot. Analysis assumes only redevelopment of the surface parking lot area. The City has discussed the potential future redevelopment of this site for high-density residential uses with the property owner.	
146	418-161-06	2957 Randolph Ave	92626		LI	MG	MUOD	SoBECA	20	60	0.72	Industrial	10	6	18	34	A	43%		Existing light industrial/brewery with large surface parking lot. Site is within the SoBECA Urban Plan redevelopment area.	
148	418-163-05	2064 Bristol St	92626		G	C1	MUOD	SoBECA	20	60	1.47	Commercial	21	14	35	70	A	24%		Tire shop with large surface parking lot. Site is within the SoBECA Urban Plan redevelopment area.	
149	418-171-02	752 Saint Clair St	92626	B	G	C2	MUOD	SoBECA	20	60	0.26	Commercial	3	2	7	12	A	3%		Lot consolidation info: This parcel is contiguous with two other parcels and has two owners. The total 3 parcels equate to 1.8 acres. School yard for learning center. Site is within the SoBECA Urban Plan redevelopment area.	PURCILLY GAY WHEELER
164	418-101-03	1491 Baker St	92626	B	G	C1	MUOD	Harbor Blvd	20	50	1.27	Residential	15	10	25	50	A	6%		Lot consolidation info: This parcel is contiguous with two other parcels and has two owners. The total 3 parcels equate to 1.8 acres. Restaurant and barbershop. Site is anticipated to redevelop with adjacent parcels as shown in this table.	PURCILLY GAY WHEELER TR
169	418-171-01	754 Saint Clair St	92626	B	G	C2	MUOD	SoBECA	20	60	0.27	Residential	3	2	8	13	A	25%		Lot consolidation info: This parcel is contiguous with two other parcels and has two owners. The total 3 parcels equate to 1.8 acres. Existing learning center use. Site is anticipated to redevelop with adjacent parcels as shown in this table.	766 ST CLAIR LLC
150	418-191-04	766 Saint Clair St	92626		G	C2	MUOD	SoBECA	20	60	0.67	Commercial	9	6	17	32	A	34%		Gym with large surface parking lot. Site is within the SoBECA Urban Plan redevelopment area.	
151	418-202-01	845 Baker St	92626		G	C1	MUOD	SoBECA	20	60	0.87	Commercial	12	8	21	41	A	25%		Small strip mall with large surface parking lot. Site is within the SoBECA Urban Plan redevelopment area.	



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Unique ID	APN	Address	Zip Code	Consolidated Sites	General Plan Land Use Designation	Zoning Designation	Overlay or Specific Plan Designation	MUOD Sub-Area	Min. Density Allowed (units/acre)	Max. Density Allowed (units/acre)	Parcel Size (acres)	Existing Use/Vacancy	Lower-Income Capacity	Moderate-Income Capacity	Above Moderate-Income Capacity	Total Capacity	Development Classification	% Occupied	ILV	Existing Uses Detail	Ownership (Consolidated Sites)
152	418-202-02	841 Baker St	92626	D	G	C1	MUOD	SoBECA	20	60	0.33	Commercial	4	3	8	15	A	36%		Lot consolidation info: This parcel is contiguous with other parcel, a total of 0.9 acres and is under the same ownership. Nightclub with large surface parking lot. Site is within the SoBECA Urban Plan redevelopment area.	BAKER STREET PROPERTIES LLC
153	418-202-03	841 Baker St	92626	D	G	C1	MUOD	SoBECA	20	60	0.60	Commercial	8	5	15	28	A	27%		Lot consolidation info: Nightclub with large surface parking lot. Site is within the SoBECA Urban Plan redevelopment area.	BAKER STREET PROPERTIES LLC
154	418-202-04	801 Baker St	92626		G	C1	MUOD	SoBECA	20	60	0.86	Commercial	12	8	21	41	A	33%		Strip mall with large surface parking lot. Site is within the SoBECA Urban Plan redevelopment area.	
155	418-202-05	2969 Century Pl	92626	E	LI	C1	MUOD	SoBECA	20	60	0.09	Commercial	1	0	3	4	A	10%		Lot consolidation info: This site is made up of 2 parcels that are contiguous, under common ownership and equate to 0.76 acres. Surface parking lot. Site is within the SoBECA Urban Plan redevelopment area.	ECHAN BARBARA TRUST
156	418-202-06	2969 Century Pl	92626	E	LI	MG	MUOD	SoBECA	20	60	0.68	Industrial	9	6	17	32	A	37%		Lot consolidation info: This site is made up of 2 parcels that are contiguous, under common ownership and equate to 0.76 acres. Gym with large surface parking lot. Site is within the SoBECA Urban Plan redevelopment area.	ECHAN BARBARA TRUST
157	418-202-07	2959 Century Pl	92626		LI	MG	MUOD	SoBECA	20	60	0.50	Industrial	7	4	13	24	A	37%		Electrical equipment manufacture/distributor. Site is within the SoBECA Urban Plan redevelopment area.	
158	418-202-10	2942 Century Pl	92626		LI	MG	MUOD	SoBECA	20	60	0.87	Industrial	12	8	21	41	A	30%		Coworking office with large surface parking. Site is within the SoBECA Urban Plan redevelopment area.	
159	418-202-11	2952 Century Pl	92626		LI	MG	MUOD	SoBECA	20	60	0.90	Industrial	12	8	23	43	A	35%		Warehouse with large yard. Site is within the SoBECA Urban Plan redevelopment area.	
160	418-202-12	2972 Century Pl	92626		LI	MG	MUOD	SoBECA	20	60	0.94	Industrial	13	9	23	45	A	35%		Auto repair shop with surface parking. Site is within the SoBECA Urban Plan redevelopment area.	
161	418-202-13	2972 Century Pl	92627		LI	MG	MUOD	SoBECA	20	60	0.91	Industrial	12	8	23	43	A	37%		Warehouse with large yard. Site is within the SoBECA Urban Plan redevelopment area.	



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162	418-202-14	765 Baker St	92627		G	C2	MUOD	SoBECA	20	60	0.67	Commercial	9	6	17	32	A	46%		Existing auto repair shop use. Site is within the SoBECA Urban Plan redevelopment area.	
163	418-101-05	1425 Baker St	92627		G	C1	MUOD	Harbor Blvd	20	50	1.90	Commercial	22	15	39	76	C	24%		Existing auto dealer with large surface parking.	
165	424-202-01	745 W 19th St	92628		G	C1	MUOD	19 West	20	50	0.63	Residential	7	5	13	25	C	29%		Strip mall with surface parking lot adjacent to major transportation corridor (19th St.). Site has the potential to redevelop for mixed-use.	
166	410-481-05	3201 Park Center Dr	92628	H	CAC	TC	North Costa Mesa Specific Plan	North Costa Mesa	20	90	6.27	Commercial	55	37	94	186	A	17%		Lot consolidation info: This site is made up of two parcels under common ownership and contiguous. Pacific Arts Center property. See analysis in Appendix B for additional information on potential to redevelop.	THE IRVINE COMPANY LLC
167	410-491-07	601 Anton Blvd	92626	H	CAC	TC	North Costa Mesa Specific Plan	North Costa Mesa	20	90	12.07	Commercial	104	69	176	349	A	25%		Lot consolidation info: This site is made up of two parcels under common ownership and contiguous. Pacific Arts Center property. See analysis in Appendix B for additional information on potential to redevelop.	THE IRVINE COMPANY LLC
168	410-501-25	545 Anton Blvd	92626		UCC	PDC	North Costa Mesa Specific Plan	North Costa Mesa	20	90	2.57	Commercial	74	55	56	185	A	20%		Small commercial out parcel uses. Surface parking lot. Property owner has indicated interest in redeveloping the site for residential uses.	
170	426-053-01	2250 Newport Blvd	92627		CR	R2-HD	MUOD	Newport Blvd	20	30	0.97	Hotel/Motel	9	4	10	23	D-R	89%	0.730	Existing use is a motel with surface parking located along a one-directional, two-lane stretch of Newport Boulevard. Adjacent to residential development.	
171	439-312-12	1400 Bristol Street	92626		GC	C1	MUOD	SoBECA	20	60	3.50	Hotel/Motel	67	50	51	168	D	35%	0.170	Entitled Project Homekey motel conversion to 76 supportive lower income units and 2 additional units. Known as Avon River Apartments.	

Costa Mesa Housing Element



6th Cycle – 2021-2029

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172	424-081-19	732 W 17th St	92627		LI	MG	MUOD	Mesa West Bluff	20	40	1.81	Industrial	17	0	41	58	B	53%	0.49	Development interest provided in writing by property owner. Building age - 1985; Existing industrial use; auto related uses.	
173	418-181-09	2755 Bristol	92626		GC	CL	MUOD	Newport Blvd	20	30	1.69	Commercial	6	0	34	40	C	34%	0.71	Development interest provided in writing by property owner. Commercial office use / general office building with surface parking lot	
174	422-291-07	2045 Placentia	92627		LI	MG	MUOD	Mesa West Bluff	20	40	0.92	Industrial	3	0	26	29	B	34%	0.7	Development interest provided in writing by property owner. General industrial use.	
175	418-102-10	1485 Dale Way	92626		LI	MG	MUOD	Harbor Blvd	20	50	4.46	Industrial	17	48	113	178	C	53%	4.64	Development interest provided in writing by property owner. Industrial / bus dealership, auto related uses, sales, leasing, service, and training use.	
176	425-443-17	1770 Newport Blvd	92627	V	GC	C2	MUOD	Newport Blvd	20	30	1.12	Commercial	3	6	17	26	C	35%	2.58	Development interest provided in writing by property owner. Parcels are contiguous and have potential for lot consolidation. Commercial retail / shopping center use. The broader property includes Sites 176-179 for 1770-1784 Newport Blvd includes retail / shopping center / storefront property and a vacant parking garage, 6,840 SF.	Prince Capital
177	425-443-18	1778 Newport Blvd	92627	V	GC	C2	MUOD	Newport Blvd	20	30	0.01	Commercial	0	0	0	0	C	N/A	N/A	Development interest provided in writing by property owner. Parcels are contiguous and have potential for lot consolidation. Commercial retail / shopping center use.	Prince Capital
178	425-443-19	1780 Newport Blvd	92627	V	GC	C2	MUOD	Newport Blvd	20	30	0.06	Commercial	0	0	1	1	C	N/A	N/A	Development interest provided in writing by property owner. Parcels are contiguous and have potential for lot consolidation. Commercial retail / shopping center use.	Prince Capital



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179	425-443- 20	1784 Newport Blvd	92627	V	GC	C2	MUOD	Newport Blvd	20	30	0.07	Commercial	0	0	1	1	C	N/A	N/A	<p>The broader property includes Sites 176-179 for 1770-1784 Newport Blvd includes retail / shopping center / storefront property and a vacant parking garage, 6,840 SF.</p> <p>Development interest provided in writing by property owner. Parcels are contiguous and have potential for lot consolidation. Commercial retail / shopping center use. The broader property includes Sites 176-179 for 1770-1784 Newport Blvd includes retail / shopping center / storefront property and a vacant parking garage, 6,840 SF.</p>	Prince Capital