

## **Impartial Analysis for Measure \_\_: An Ordinance to Revitalize Commercial and Industrial Areas and Protect Residential Neighborhoods**

Measure \_\_, known as “An Ordinance to Revitalize Commercial and Industrial Areas and Protect Residential Neighborhoods” (referred to herein as the “Measure”) would amend Section 13-200.106 of Article 22 of Chapter IX. Special Land Use Regulations of Title 13 of the Costa Mesa Municipal Code (“CMMC”) to add a new subsection (g) to authorize the City Council to adopt amendments, changes or replacements of the General Plan, the Zoning Code (Title 13 of the CMMC), and/or amend or adopt any Specific Plan or Overlay Plan, limited to properties located in specifically defined industrial/commercial corridors that are depicted in the Measure and its attached map (Exhibit A), in order to provide for the development of housing, mixed use and/or revitalization of these areas. The specified corridors are:

- (1) Newport Boulevard/Old Newport Boulevard from Mesa Drive to the City limit and Superior from Newport Boulevard to the City limit;
- (2) Harbor Boulevard from Baker Street to West 19<sup>th</sup> Street;
- (3) Baker Street between SR-73 and SR-55, generally referred to as the SoBECA area;
- (4) South side of Baker Street from Fairview to Mendoza;
- (5) Bristol Street, south of the 405 Freeway to the City limit;
- (6) West 17<sup>th</sup> Street from Newport Boulevard west to Monrovia, West 18<sup>th</sup> Street from Placentia west to Monrovia, and 19<sup>th</sup> Street from Harbor Boulevard west to Federal;
- (7) Placentia Avenue from Victoria Street to West 16<sup>th</sup> Street;
- (8) The site located at 3150 Bear Street; and
- (9) North of the 405 freeway as bordered by the City limits.

The Measure requires that all city-sponsored land use plans for any part of the specified corridors must include a public community visioning process, which may include workshops, design charrettes, community surveys and other means of seeking community input before any plan can be adopted or amended. In addition, all required environmental and public review must occur prior to such land use plans being adopted.

Land use plans approved for the specified corridors and properties therein must include restrictions on building heights. Development impact fees must be paid by developers to reduce impacts of any development, including traffic, parks and open space. Environmental review may add additional requirements necessary to reduce or eliminate impacts.

The Measure does not allow major changes in land use for any existing residentially developed properties in the City or public parkland.

The Measure also modifies existing subsection (e) to expand the definition of affordable housing exemptions in Section 13-200.106 to include housing or mixed used development proposals located in the specified corridors which comply with a City Council-adopted affordable housing ordinance(s) or City Council-approved development agreement.

A "no" vote would leave the existing Zoning Code restrictions in place and prevent the City Council from finally adopting land use plans for affordable housing and commercial revitalization in the specific designated corridors shown on the map.

**THE ABOVE STATEMENT IS AN IMPARTIAL ANALYSIS OF MEASURE \_\_\_\_\_. IF YOU WOULD LIKE A COPY OF MEASURE \_\_\_\_\_ OR THE PROPOSED ORDINANCE, PLEASE CONTACT THE COSTA MESA CITY CLERK'S OFFICE AT (714) 754-5221 AND A COPY WILL BE MAILED TO YOU AT NO COST, OR IT IS AVAILABLE ONLINE AT [WWW.COSTAMESACA.GOV](http://WWW.COSTAMESACA.GOV).**

Dated: August 10, 2022

  
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Kimberly Hall Barlow, City Attorney