

**RESOLUTION NO. 2026-xx**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, TO ADOPT AMENDMENTS TO THE HOUSING ELEMENT OF THE GENERAL PLAN TO UPDATE THE HOUSING ELEMENT OPPORTUNITY SITES INVENTORY AND DETERMINING THE AMENDMENTS ARE EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

THE CITY COUNCIL OF THE CITY OF COSTA MESA HEREBY FINDS AND  
DECLARES AS FOLLOWS:

WHEREAS, the City of Costa Mesa is processing a focused amendment to the Housing Element of the City's General Plan (PCTY-26-0001) to add two Housing Element Opportunity Sites and remove 17 Housing Element Opportunity Sites;

WHEREAS, under California law, every city must adopt a general plan, which must include specified mandatory elements, and may include additional optional elements, in furtherance of State policy to provide a comprehensive, long-term plan for the physical development and use of property within the City's jurisdiction;

WHEREAS, pursuant to Government Code section 65350, et. seq., this Housing Element Update constitutes a General Plan Amendment;

WHEREAS, California Government Code section 65580, et sec. (State Housing Element Law) requires each city and county to adopt a housing element that identifies and analyzes existing and projected housing needs within their jurisdiction and prepare goals, policies, programs, quantified objectives, and sites to further the development, improvement, and preservation of housing;

WHEREAS, the City's Sixth Cycle (2021-2029) Housing Element was adopted by the Costa Mesa City Council on February 1, 2022, through Resolution No. 2022-06 and amendments adopted on November 15, 2022 through Resolution No. 2022-67, and as revised as recently as March 1, 2023 to incorporate non-substantive changes as authorized by the City Council;

WHEREAS, on February 23, 2026, the Planning Commission held a duly noticed public hearing and approved Resolution No. PC-2026-07 on a 6-1 vote recommending that the City Council adopt amendments to the Housing Element of the General Plan to add two Housing Element Opportunity Sites and remove 17 Housing Element

Opportunity Sites and make minor text amendments to reflect that additional updates would follow at a later date;

WHEREAS, on March 17, 2026, the City Council held a duly noticed public hearing to consider the Planning Commission's recommendation to approve the amendments, with all persons having the opportunity to speak for and against the proposal at the public hearing;

WHEREAS, pursuant to California Environmental Quality Act (CEQA) Guidelines section 15162, staff reviewed the previously adopted Mitigated Negative Declaration for the 6th Cycle (2021-2029) Housing Element and determined that a subsequent Environmental Impact Report or a Negative Declaration is not required for the removal of 17 Housing Element Opportunity Sites from the City of Costa Mesa Housing Element in that the removal would not constitute result in new environmental impacts since the prior environmental documents have been certified. On February 1, 2022, the Costa Mesa City Council adopted Resolution No. 2022-06, certifying and adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program that analyzed the candidate housing sites on 352 acres for the Housing Element. The addition of new Housing Element Opportunity Sites was determined to be exempt from CEQA, pursuant to Public Resources Code section 21080.085(a) (also known as SB 131);

WHEREAS, the CEQA environmental determination for this project reflects the independent judgement of the City of Costa Mesa.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COSTA MESA HEREBY RESOLVES as follows:

BE IT RESOLVED that the foregoing recitations are true and correct and are incorporated by reference into this action.

BE IT FURTHER RESOLVED that the Costa Mesa City Council does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report, and compliance of all applicable federal, state, and local laws.

BE IT FURTHER RESOLVED that the City Council finds that the amendments to the Housing Element of the General Plan attached hereto and incorporated herein as

Exhibit A, are consistent with the General Plan, and that the amendment will not be detrimental to or adversely impact the public health, safety, and welfare of the community and hereby adopts the amendments to the sites inventory of the Housing Element.

BE IT FURTHER RESOLVED that if any section, division, sentence, clause, phrase or portion of this resolution, or the document in the record in support of this resolution, are for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.

**PASSED AND ADOPTED this 17th day of March, 2026.**

\_\_\_\_\_  
John Stephens, Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Brenda Green, City Clerk

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Kimberly Hall Barlow, City Attorney

STATE OF CALIFORNIA    )  
COUNTY OF ORANGE     )       ss  
CITY OF COSTA MESA     )

I, BRENDA GREEN, City Clerk of the City of Costa Mesa, DO HEREBY CERTIFY that the above and foregoing is the original of Resolution No. 2026-xx and was duly passed and adopted by the City Council of the City of Costa Mesa at a regular meeting held on the 17<sup>th</sup> day of March, 2026, by the following roll call vote, to wit:

AYES:           COUNCIL MEMBERS:

NOES:           COUNCIL MEMBERS:

ABSENT:        COUNCIL MEMBERS:

IN WITNESS WHEREOF, I have hereby set my hand and affixed the seal of the City of Costa Mesa this 17<sup>th</sup> day of March, 2026.

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Brenda Green, City Clerk