This is an annual publication prepared by the Development Services Department including Planning, Building, Housing and Community Development and Code Enforcement Divisions. For any questions regarding current or future development, please contact the department at (714) 754-5245.

Location
The City of Costa Mesa is located in central Orange County and encompasses 16.8 square miles. It is bordered by the cities of Santa Ana, Newport Beach, Huntington Beach, Fountain Valley, and Irvine. The City is approximately 37 miles southeast of Los Angeles, 88 miles north of San Diego, and 475 miles south of San Francisco. Costa Mesa is accessible from the San Diego Freeway (I-405), the Costa Mesa Freeway (SR-55), and the Corona del Mar Freeway (SR-73).

Climate
The climate is characterized by mild winters, warm summers, moderate rain fall, and generally year-round sunshine.

Average Temperature: January high 63°, low 50°
July high 71°, low 64°
Average Rainfall: 10.7 inches, 65% humidity

City Hall
Incorporated in June 1953, Costa Mesa has a Council/City Manager form of government. The 9.5 acre Civic Center is located at 77 Fair Drive. City Hall is a five-story building where the primary City administrative functions are conducted. The Civic Center complex also includes the Council Chambers, the Police Facility, the Communications Building and Fire Stations No. 5.
Property Sales Prices

<table>
<thead>
<tr>
<th></th>
<th>2018</th>
<th>2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>Highest Homes</td>
<td>$2,350,000</td>
<td>$2,575,000</td>
</tr>
<tr>
<td>Median Homes</td>
<td>$815,000</td>
<td>$870,000</td>
</tr>
<tr>
<td>Lowest Homes</td>
<td>$485,000</td>
<td>$500,000</td>
</tr>
<tr>
<td>Highest Condos</td>
<td>$1,298,000</td>
<td>$1,250,000</td>
</tr>
<tr>
<td>Median Condos</td>
<td>$540,000</td>
<td>$589,000</td>
</tr>
<tr>
<td>Lowest Condos</td>
<td>$265,000</td>
<td>$345,000</td>
</tr>
</tbody>
</table>

Torelli Realty, 2019

Average Asking Rental Rates

<table>
<thead>
<tr>
<th>Type</th>
<th>Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio apartments</td>
<td>$1,560</td>
</tr>
<tr>
<td>One-bedroom</td>
<td>$1,825</td>
</tr>
<tr>
<td>Two-bedroom</td>
<td>$2,213</td>
</tr>
</tbody>
</table>

Costar Data pulled 5/2019

Housing Units Distribution

<table>
<thead>
<tr>
<th>Type</th>
<th>Units</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Detached</td>
<td>16,253</td>
<td>38.3%</td>
</tr>
<tr>
<td>Single Attached</td>
<td>4,290</td>
<td>10.1%</td>
</tr>
<tr>
<td>2 to 4 units/ structure</td>
<td>5,546</td>
<td>3.1%</td>
</tr>
<tr>
<td>5+ units/ structure</td>
<td>15,395</td>
<td>36.3%</td>
</tr>
<tr>
<td>Mobile homes</td>
<td>973</td>
<td>2.3%</td>
</tr>
<tr>
<td>Other</td>
<td>19</td>
<td>0%</td>
</tr>
<tr>
<td>Total occupied units</td>
<td>42,476</td>
<td>100.0%</td>
</tr>
<tr>
<td>Total vacant units</td>
<td>1,919</td>
<td>4.5%</td>
</tr>
<tr>
<td>Persons per unit</td>
<td>2.71</td>
<td></td>
</tr>
</tbody>
</table>

Cost Mesa General Plan 2015

Land Use

A diversity of land uses exists within the City. Approximately 46% of area of land within the City is zoned for residential use, 14% is designated for commercial use, 11% is zoned for industrial uses, and 29% is designated for public and semi-public uses.

Housing Units Distribution

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Most Recent U.S. Census ACS 5 YR Estimate

Property Valuation

In 2018-2019, the total assessed property valuation for the City was $18.5 billion. The total valuation for the City may evaluated within the following categories.

<table>
<thead>
<tr>
<th>Type</th>
<th>Valuation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>$11.7 billion</td>
</tr>
<tr>
<td>Commercial</td>
<td>$4.1 billion</td>
</tr>
<tr>
<td>Industrial</td>
<td>$1.5 billion</td>
</tr>
<tr>
<td>Other</td>
<td>$1.2 billion</td>
</tr>
</tbody>
</table>

Most Recent Data from County Assessor’s Office

Growth and Trends

<table>
<thead>
<tr>
<th>Year</th>
<th>Population O.C.</th>
<th>Population Costa Mesa</th>
<th>Costa Mesa Retail Sales Tax Revenue</th>
</tr>
</thead>
<tbody>
<tr>
<td>1980</td>
<td>1,932,709</td>
<td>82,562</td>
<td>$11.2 million</td>
</tr>
<tr>
<td>2000</td>
<td>2,846,289</td>
<td>106,103</td>
<td>$30.3 million</td>
</tr>
<tr>
<td>2010</td>
<td>3,010,232</td>
<td>109,960</td>
<td>$40.9 million</td>
</tr>
<tr>
<td>2015</td>
<td>3,451,757</td>
<td>112,343</td>
<td>$50.1 million</td>
</tr>
<tr>
<td>2018</td>
<td>3,533,935</td>
<td>113,850</td>
<td>$57.1 million</td>
</tr>
</tbody>
</table>

Center for Demographics Research, Dept. of Finance, City Finance Dept.
**Employment**

The major industries in the City are services and trade followed by manufacturing. The projection of future employment within the City is a total of 99,056 jobs in Year 2020, increasing to a total of 102,506 jobs in Year 2030.

Wages, rates, extent of unionization, fringe benefits and related information for specific industries and job classifications may be obtained from the State Employment Development Department at (714) 558-6406. General information for the State of California is available at (916) 445-8008.

<table>
<thead>
<tr>
<th>Number</th>
<th>Percent of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Employed</td>
<td>61,784</td>
</tr>
<tr>
<td>Unemployed</td>
<td>5,213</td>
</tr>
<tr>
<td>Total Labor Force</td>
<td>67,109</td>
</tr>
</tbody>
</table>

Most Recent U.S. Census ACS 5 YR Estimate

**Education**

Newport Mesa Unified

School District::

- Elementary Schools | 10
- Junior High Schools | 2
- High Schools | 2
- Private Schools | 17

Orange Coast Community College

Vanguard University

Whittier Law School

National University

**Income**

- Median Household Income $75,109

**Industry**

Civilian Employed Population

- Construction 5.1%
- Manufacturing 9.6%
- Wholesale Trade 3.2%
- Retail Trade 10.9%
- Transportation 2.8%
- Information 1.8%
- Finance and Insurance 9.1%
- Professional, Scientific 17.9%
- Educational Services 16.4%
- Arts, Entertainment 14.1%
- Other Services, except 6.3%
- Public Administration 2.1%
- Agricultural, Forestry, Fishing 0.8%

Most Recent U.S. Census ACS 5 YR Estimate

**Notable Employers**

- Estimated Employees
  - EPL Intermediate, Inc. | 3,998
  - Experian Information Solutions Coast Community | 3,700
  - College District Orange Coast Community College | 2,900
  - Automobile Club of Southern California | 1,200
  - Dynamic Cooking Systems, Inc. | 700
  - Filenet Corporation | 600
  - Vans | 520

CDR Progress Report

**Major Development Projects/ Areas**

- Harbor Gateway (78 acres)
- Segerstrom Home Ranch (43 acres)
- South Coast Plaza Town Center (54 acres)
- The Met / Experian Solutions (45 acres)
- Sakioka Farms Lot 2 (33 acres)
- The California by Legacy Partners (2 acres)
- Halcyon House Apartments (393 units)
- Avenue of the Arts Hotel (3 acres)
- West Gateway (177 ownership units)
- Lighthouse (89 ownership units)
- Hive Costa Mesa (13.75 acres)
- The Press (23.4 acres)
- 929 Baker (56 ownership units)
- Orange County Museum of Art

**Major Retail Centers**

- South Coast Plaza — 3333 Bristol St.
- Metro Pointe — 901-907 South Coast Dr.
- SOCO — South Coast Collection—3303 Hyland Ave.
- The Camp — 2937 Bristol St.
- The Lab — 2930 Bristol St.
- Harbor Center — 2300 Harbor Blvd.
- The Square — 3030 Harbor Blvd.
- The Courtyard — 1835 Newport Blvd.
- The Triangle — 1870 Newport Blvd.
City Offices
Police Services
  Emergency  911 or (714) 754-5252
  Police Information  (714) 754-5311
  Animal Control  (714) 754-5311

Fire Services
  Emergency  911
  Administration  (714) 754-5106

City Council  (714) 754-5285
City Manager  (714) 754-5328
City Clerk  (714) 754-5225

Business Assistance Hotline  (917) 754-5613

Development Services
  Administration  (714) 754-5270
  Plan Check  (714) 754-5273
  Permit Inspections  (714) 754-5626
  Planning  (714) 754-5245
  Code Enforcement  (714) 754-5623

Business Licenses  (714) 754-5235

Public Services
  Engineering  (714) 754-5323
  Transportation  (714) 754-5335
  Recreation  (714) 754-5300

Housing & Community Dev.  (714) 754-4870

City Budget
The adopted City budget for all funds used for the Fiscal Year 2018-2019 is $163,198,016. The General Fund portion of the budget is $133,027,741. The approved budget is effective from July 1, 2018, through June 30, 2019.

Transportation
Rail
  AMTRAK stations at the Irvine Transportation Center (949) 753-9713 and the Santa Ana Transportation Center (714) 547-8389.

Air
  John Wayne Orange County Airport (949) 252-5200 and Los Angeles International Airport (310) 646-5252.

Bus
  Orange County Transportation Authority, Dial-A-Ride, Park-N-Ride (714) 636-RIDE or (800) 636-7433.

Highways
  San Diego Freeway (I-405), Costa Mesa Freeway (SR-55), and Corona del Mar Freeway (SR-73).

Water
  Long Beach Harbor/ Port of Los Angeles (22 miles away).

Utilities
  Electricity  Southern California Edison  (800) 655-4555
  Natural Gas  Southern California Gas Company  (800) 427-2000
  Telephone  AT&T—Hotline  (800) 288-2020
  Cable  Time Warner Cable  (888) 892-2253
  Water  Mesa Consolidated Water District  (949) 631-1200
         Irvine Ranch Water District  (949) 453-5300
  Sewer:  Costa Mesa Sanitary District  (949) 645-8400

Other Offices/ Contacts
Costa Mesa Chamber of Commerce  (714) 885-9090
Orange County Association of Realtors  (949) 722-2300
Newport Mesa Unified School District  (714) 424-5000
Orange County Fair & Exposition Center  (714) 708-1500
Orange County Department of Education  (714) 966-4000

This brochure was prepared by the City of Costa Mesa Planning Division.

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