

Costa Mesa



This is an annual publication prepared by the Development Services Department including Planning, Building 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 rainfall, and generally year-round sunshine.

Average temperature: January high 69°, low 41°
July high 81°, low 60°

Average rainfall: 14.5 inches, humidity- 71%

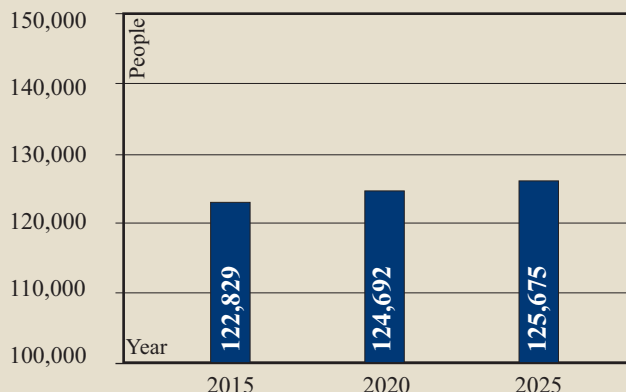
City Hall

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 Station No. 5.

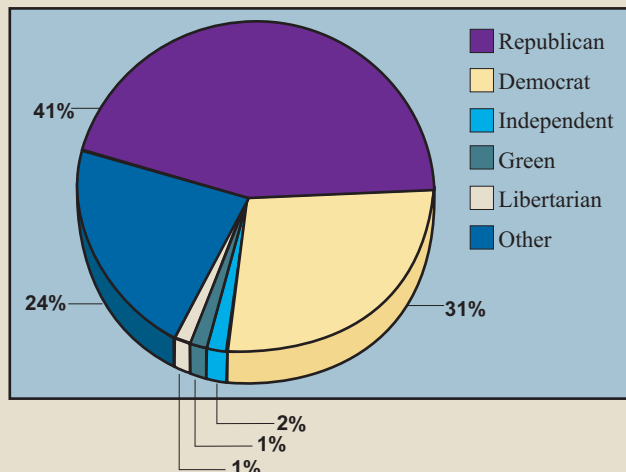
Population Characteristics

Population:	116,479
Median Age:	32
Average Household Size:	2.77
Average Family Size:	3.32

POPULATION PROJECTIONS



VOTER REGISTRATION



Growth and Trends

	1980	1999	2009	2015	2020
Population Orange County¹	1,932,709	2,788,767	3,098,121	3,451,757	3,533,935
Population Costa Mesa	82,562	106,103	116,479	122,829	124,692
Costa Mesa Retail Sales Tax Revenue²	\$11.2 million	\$30.3 million	\$39.8 million	–	–

1. Center for Demographic Research (2007), State Department of Finance

2. Costa Mesa Finance Department (2007)

Land Use

A diversity of land uses exists within the City. Approximately 48% of all incorporated land is designated for residential use, 14% is designated for commercial uses, 14% is set aside for industrial uses, and 24% is allocated for public and semi-public uses.³

3. Costa Mesa General Plan (2000)

Home Sales Price in Costa Mesa⁴ on the market (December 2009)

Costa Mesa - 92626

Homes Listed	45
Highest	\$ 959,800
Lowest	\$ 419,000
Median	\$ 609,000

Condos Listed	8
Highest	\$ 515,000
Lowest	\$ 289,900
Median	\$ 375,000

Costa Mesa - 92627

Homes Listed	60
Highest	\$ 2,850,000
Lowest	\$ 365,000
Median	\$ 643,000

Condos Listed	25
Highest	\$ 599,999
Lowest	\$ 199,000
Median	\$ 390,000

4. Torelli Realty

2000 Housing Units Distribution⁵

	Units	%
Single Detached:	15,347	38.0%
Single Attached:	4,116	10.2%
2 to 4 units/ structure:	5,854	14.5%
5+ units/ structure:	13,869	34.3%
Mobile homes:	1,141	2.8%
Other	72	.2%
Total housing units:	40,399	100.0%
Occupied units:	39,188	97%
Vacant units:	1,211	3%
Persons per unit:	2.77	

5. Center for Demographic Research (2009)

Orange County Fair Market Rental Rates⁶

Studio apartments	\$ 1,147
One-bedroom apartments	\$ 1,211
Two-bedroom apartments	\$ 1,442

6. Department of Housing and Urban Development (2008)

2000 Households⁷

	Units	%
Owner occupied	15,811	40%
Renter occupied	23,377	60%

7. Center for Demographic Research (2009)

Property Valuation

In 2009, the total assessed property valuation for the City was \$14.2 billion. The total valuation for the City may be broken down into the following categories⁸.

Single family	\$ 5.9 billion
Multi-family	\$ 2.2 billion
Commercial	\$ 4.3 billion
Industrial	\$ 1.3 billion
Other	\$ 0.5 billion

8. County Assessor's Office



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 97,192 jobs in Year 2010, increasing to a total of 99,743 jobs in Year 2020³. 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.



2000 Income

Median Household Income \$50,732
Income Distribution

Up to \$ 14,999	10.4%
\$ 15,000 - \$ 24,999	10.1%
\$ 25,000 - \$ 34,999	11.3%
\$ 35,000 - \$ 49,999	17.2%
\$ 50,000 - \$ 74,999	22.5%
\$ 75,000 or greater	28.5%

U.S. Census Bureau (2000)

Education

Newport Mesa Unified School District:	
Elementary Schools	10
Junior High Schools	2
High Schools	2
Orange Coast Community College	
Private Schools	19
Vanguard University	
Whittier Law School	
National University	

Labor Market²

Agriculture	less than 1.0%
Mining	less than 1.0%
Transportation & Public Utilities	3.0%
Construction	4.0%
Self-employed	6.0%
Finance, Insurance & Real Estate	8.0%
Government	9.0%
Manufacturing	12.0%
Trade	27.0%
Services	28.0%

2. Center for Demographic Research (2009)

Major Employers

Name of Company	Estimated Employees
Auto Club of Southern California	2,300
Experian Information Solutions	3,700
Associated Students of Orange	2,500
Coast Community College District	3,044
White Cap Construction Supply	2,200

3. Center for Demographic Research (2009)

	Number	Percent of Total
Employed	62,800	92.6%
Unemployed	5,000	7.4%
Total Labor Force	67,800	100%

4. Center for Demographic Research (2009)

Major Development Projects/Areas

Harbor Gateway (78 acres) – north of Sunflower Ave., east of Hyland Ave., and west of Harbor Blvd.

Automobile Club of Southern California (39 acres) – 3333 Fairview Road.

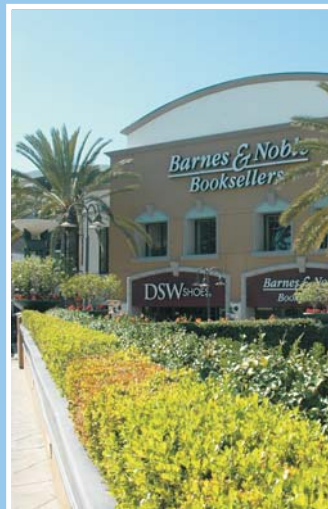
Seegerstrom Home Ranch (93 acres) – north of I-405, east of Harbor Blvd., west of Fairview Road, and south of Sunflower Ave.

Metro Pointe (50 acres) – 901-907 South Coast Drive.

South Coast Plaza (115 acres) – 3333 Bristol Street and 3333 Bear Street

South Coast Plaza Town Center (54 acres) – east of Bristol Street, south of Sunflower Ave., north of I-405, and west of Avenue of the Arts.

South Coast Metro Center/ Experian Solutions (45 acres) – 475-595 Anton Blvd.



Sakioka Farms Lot 1⁵ (40 acres) – east of Sakioka Dr., north of Anton Blvd., and south of Sunflower Ave.

Sakioka Farms Lot 2⁵ (33 acres) – north of I-405, west of Main Street and SR-55, east of Experian Solutions, and south of Sunflower Ave.

1901 Newport Plaza (8 acres) – 1901 Newport Blvd.

5. Major Undeveloped Areas

Major Medical Facilities

Fairview Developmental Center (714) 957-5000
 2501 Harbor Blvd

Hoag Health Center (714) 668-2550
 1190 Baker Street

College Hospital of Costa Mesa (714) 642-2734
 301 Victoria Street

City Budget

The adopted City budget for all funds used for the Fiscal Year 2008-2009 is \$145,155,931. The General Fund portion of the budget is \$118,835,464. The approved budget is effective from July 1, 2008 through June 30, 2009.

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)

Truck: All major trucking lines serve Orange County

Utilities

Electricity: Southern California Edison (800) 684-8123

Natural Gas: Southern California Gas Company (800) 427-2200

Telephone: AT&T (866) 505-1765

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 Coast Association of Realtors (949) 722-2300

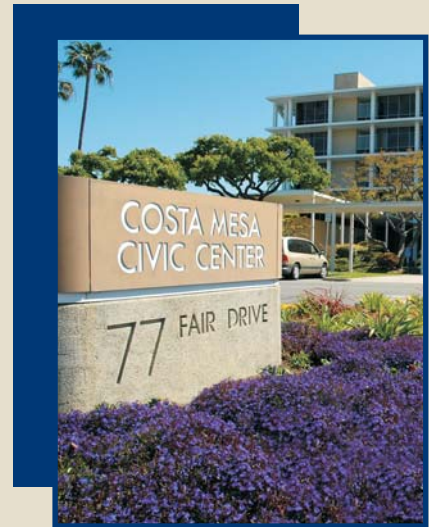
Newport Mesa Unified School District (714) 424-5000

Orange County Fair & Exposition Center (714) 751-3247

Orange County Board of Education (714) 966-4000



*This brochure was prepared by the City of Costa Mesa Planning Division
Visit our Website at www.ci.costa-mesa.ca.us*



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) 754-5223

Business Assistance Hotline (714) 754-5613

Development Services

Administration (714) 754-5270
Plan Check and Permits (714) 754-5273
Inspections (714) 754-5626
Planning (714) 754-5245
Code Enforcement (714) 754-5607

Business Licenses (714) 754-5234

Public Services (714) 754-5343

Engineering (714) 754-5323
Transportation (714) 754-5335

Administrative Services

Recreation (714) 754-5300

Redevelopment & Housing (714) 754-5635