



Agenda Report

Item #: 26-369

Meeting Date: 9/1/2026

TITLE: ADOPTION OF AN ORDINANCE AMENDING TITLE 13 (PLANNING, ZONING, AND DEVELOPMENT), OF THE COSTA MESA MUNICIPAL CODE UPDATING LAND USE CLASSIFICATIONS FOR VARIOUS NON-RESIDENTIAL USES INCLUDING BUT NOT LIMITED TO, PERSONAL SERVICES, ARTISAN STUDIO, ACTIVE ENTERTAINMENT USES, EVENT CENTERS AND ASSEMBLY USES, FITNESS USES, AND OTHER NON-RESIDENTIAL USES AND STANDARDS- ZONING CODE AMENDMENT (PCTY-26-0001)

DEPARTMENT: COMMUNITY DEVELOPMENT DEPARTMENT / PLANNING DIVISION

**PRESENTED BY: AMBER GREGG, CONTRACT PROJECT MANAGER, AND
MARTINA CARON, PLANNING MANAGER**

CONTACT INFORMATION: AMBER GREGG, AMBER.GREGG@COSTAMESACA.GOV

RECOMMENDATION:

Staff recommends that the City Council adopt Ordinance No. 2026-07, approving revisions to Title 13 of the Costa Mesa Municipal Code (Zoning Code) to update land use classifications for various non-residential uses including but not limited to, personal services, artisan studio, active entertainment uses, event centers and assembly uses, fitness uses, and other non-residential uses and standards.

BACKGROUND:

On June 22, 2026, and July 13, 2026, the Planning Commission reviewed the proposed revisions to the Zoning Code. The Planning Commission supported the ordinance and voted 6-0 (Commissioner Dickson was absent) to recommend that the City Council adopt the proposed ordinance. Agenda details for the meetings are found in the following link:

June 22, 2026, Agenda Report:

<https://costamesa.legistar.com/LegislationDetail.aspx?ID=8074127&GUID=C2A16155-8437-4BD9-BE88-51D5394B7C4C&Options=&Search=>

July 13, 2026, Agenda Report

<https://costamesa.legistar.com/LegislationDetail.aspx?ID=8131437&GUID=00F74BC6-2C2D-40D5-B7F2-398AEE96F1AA&Options=&Search=>

At its regular meeting of August 4, 2026, the City Council conducted a legally noticed meeting and introduced on first reading an ordinance amending Costa Mesa Municipal Code Title 13 to establish clear classifications for various non-residential uses including but not limited to, personal services, artisan studio, active entertainment uses, event centers and assembly uses, fitness uses, and other non-residential uses and standards. At the meeting, the City Council noted support for the effort and look forward to future similar amendments. The City Council voted unanimously to introduce for first

reading, by title only, Ordinance No. 2026-07. See the links below for the August 4, 2026, City Council Agenda Report and video:

August 4, 2026, Agenda Report

<https://costamesa.legistar.com/LegislationDetail.aspx?ID=8155418&GUID=31B92EF6-3D89-46E9-80CA-43D51F593F33&Options=&Search=>

August 4, 2026, City Council Video

https://costamesa.granicus.com/player/clip/4417?view_id=14&redirect=true

ANALYSIS:

Ordinance No. 2026-07 is included as Attachment 1 to this report. The Ordinance is being presented for adoption. If adopted, the Ordinance would become effective 30 days after adoption.

ENVIRONMENTAL DETERMINATION

The adoption of the Ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), the common-sense exemption. This exemption is typically applied to procedural-only code amendments in which no increase in density is created, no new land uses are authorized, and no reasonably foreseeable physical change to the environment could occur. The proposed Ordinance fits squarely within this category. It establishes a ministerial review process and objective standards for two-unit residential developments on parcels already zoned for residential use, and it does not expand the range of permitted uses or increase allowable density beyond what is already established under the General Plan and existing zoning regulations. The Ordinance also does not authorize construction on any specific site or grant any development entitlement; rather, it simply streamlines the review process by removing discretionary hearings and clarifying procedural steps. Any future project would remain subject to ministerial review and would be independently responsible for demonstrating eligibility for any applicable CEQA exemption. Because the Ordinance is limited to procedural changes and has no potential to result in a reasonably foreseeable physical impact on the environment, it is exempt under CEQA Guidelines Section 15061(b)(3).

ALTERNATIVES:

The City Council may adopt the Ordinance as proposed, modify the Ordinance, or not adopt the Ordinance. If the City Council chooses to make substantive modifications to the Ordinance after introduction, the modified Ordinance would need to be brought back at a future meeting adoption.

FISCAL REVIEW:

The proposed amendments are administrative in nature and are not anticipated to have a direct fiscal impact on the City. By improving regulatory clarity and facilitating commercial reinvestment, the amendments may support future economic activity and private investment within the City.

LEGAL REVIEW:

The proposed Ordinance and report have been prepared in conjunction with and review by the City Attorney's Office.

PUBLIC NOTICE:

Pursuant to Government Code section 65854(a), a public notice was published once in the Daily Pilot newspaper on July 24, 2026, meeting the minimum 10 days prior to the August 4, 2026, public hearing.

Any public comments received for the September 1, 2026 City Council meeting, may be viewed at this link: [CITY OF COSTA MESA - Calendar \(legistar.com\)](https://legistar.com/CITY_OF_COSTA_MESA_Calendar)

CITY COUNCIL GOALS AND PRIORITIES:

The proposed amendments support the City Council's goals of maintaining a strong local economy, promoting business investment, improving government efficiency, encouraging reinvestment in commercial corridors, and ensuring that the City's regulatory framework remains responsive to evolving community and market needs.

CONCLUSION:

Staff recommends that the City Council adopt Ordinance No. 2026-07 approving Code Amendment PCTY-26-0001 to update land use classifications for various non-residential uses including but not limited to, personal services, artisan studio, active entertainment uses, event centers and assembly uses, fitness uses, and other non-residential uses and standards.