



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30 - 0910212026 - 0746

202685001010

FILED

September 2, 2026

HUGH NGUYEN

CLERK - RECORDER

By

Deputy clerk

Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder

TYPE OR PRINT CLEARLY

Project Title

PCTY-26-0001, ZONING CODE AMENDMENTS, ECONOMIC DEVELOPMENT

Check Document being Filed:

☐

Environmental Impact Report (EIR)

☐

Mitigated Negative Declaration (MND) or Negative Declaration (ND)

☒

Notice of Exemption (NOE)

☐

Other (Please fill in type):

**FILED IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON 09/02/2026**

Posted 09/02/2026 Removed _____

Returned to agency on _____

DEPUTY 483

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: Orange

P.O. box 238

Santa Ana, CA 92702-0238

From: (Public Agency): City of Costa Mesa

77 Fair Drive, P.O. Box 1200

Costa Mesa, CA 92628

(Address)

Project Title: PCTY-26-0001, Zoning Code Amendments, Economic Development

Project Applicant: City of Costa Mesa

Project Location - Specific:

City Wide for the City of Costa Mesa

Project Location - City: Costa Mesa Project Location - County: Orange

Description of Nature, Purpose and Beneficiaries of Project:

Amendments to the Zoning Code to update land use classifications for various non-residential uses include but not limited to, personal services, artisan studio and retail uses, active entertainment uses, event centers and assembly uses, specialized fitness studios, and other non-residential uses and standards.

Name of Public Agency Approving Project: City of Costa Mesa

Name of Person or Agency Carrying Out Project: City of Costa Mesa

Exempt Status: (check one):

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));

☒ Categorical Exemption. State type and section number: 15061(b)(3) and 15305

☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The proposed amendments have been reviewed for compliance with the California Environmental Quality Act (CEQA). The proposed amendments are exempt pursuant to CEQA Guidelines Section 15061(b)(3), the Common Sense Exemption, because it can be seen with certainty that there is no possibility that adoption of the ordinance may have a significant effect on the environment. The amendments primarily involve updates to land use classifications, definitions, and administrative development standards. Additionally, portions of the amendment may be categorically exempt pursuant to CEQA Guidelines Section 15305 (Minor Alterations in Land Use Limitations).

Lead Agency
Contact Person: Martina Caron

Area Code/Telephone/Extension: (714)754-5153

If filed by applicant:

1. Attach certified document of exemption finding.

2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: [Signature] Date: 9/2/2026 Title: Planning Manager

■ Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: 9/2/2026

EXEMPT RECORDING PER GOVERNMENT
CODE SECTION 6103

Recording Requested by CITY OF COSTA
MESA

When recorded, mail to:

**CITY OF COSTA MESA
ATTENTION: City Clerk
P.O. BOX 1200
COSTA MESA, CA 92628-1200**

Title of Document:

ORDINANCE NO. 2026-07

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA,
CALIFORNIA, AMENDING TITLE 13 OF THE COSTA MESA MUNICIPAL CODE
(PLANNING, ZONING, AND DEVELOPMENT) TO UPDATE SPECIFIC NON
RESIDENTIAL LAND USE CLASSIFICATIONS FOR VARIOUS NON-RESIDENTIAL
USES INCLUDING BUT NOT LIMITED TO, PERSONAL SERVICES, ARTISAN
STUDIOS, ACTIVE ENTERTAINMENT USES, EVENT CENTERS AND ASSEMBLY
USES, FITNESS USES, AND OTHER NON-RESIDENTIAL USES AND STANDARDS
(PCTY-2026-0001)**

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SEP 02 2026

HUGH NGUYEN, CLERK-RECORDER

BY: KD DEPUTY

ORDINANCE NO. 2026-07

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, AMENDING TITLE 13 OF THE COSTA MESA MUNICIPAL CODE (PLANNING, ZONING, AND DEVELOPMENT) TO UPDATE SPECIFIC NON RESIDENTIAL LAND USE CLASSIFICATIONS FOR VARIOUS NON-RESIDENTIAL USES INCLUDING BUT NOT LIMITED TO, PERSONAL SERVICES, ARTISAN STUDIOS, ACTIVE ENTERTAINMENT USES, EVENT CENTERS AND ASSEMBLY USES, FITNESS USES, AND OTHER NON-RESIDENTIAL USES AND STANDARDS (PCTY-2026-0001)

THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA DOES HEREBY FIND AND DECLARE AS FOLLOWS:

WHEREAS, the City of Costa Mesa Municipal Code, Title 13 Planning Zoning and Development Code was last significantly updated in 1997, and since that time has been periodically amended;

WHEREAS, Title 13 Planning, Zoning, and Development Code serves as the primary regulatory framework governing land use and development throughout the City, and a clear and modern Zoning Code supports economic development by providing certainty for property owners, tenants, and investors while ensuring that new development remains consistent with the City's General Plan and community objectives;

WHEREAS, new business types, including wellness-oriented services, specialized fitness facilities, active entertainment venues, artisan production spaces, food halls, ghost kitchens, commercial kitchens, and e-sports-related uses are increasingly common but are not clearly addressed within the City's existing regulatory framework;

WHEREAS, this Ordinance would amend the following Chapters in Title 13 of the Costa Mesa Municipal Code to implement amendments to the Zoning Code to facilitate clarity and regulation requirements:

- a. Chapter I, Article 2, Definitions;
- b. Chapter IV, Citywide Land Use Matrix;
- c. Chapter V Development Standards, Article 3, Commercial Development Standards;
- d. Chapter V Development Standards, Article 4, Establishments Where Food

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BY:  DEPUTY

or Beverages are Served;

e. Chapter VI, Off-Street Parking Standards, Article 2, Non-Residential Districts;

f. Chapter VI, Off-Street Parking Standards, Article 3, Development Standards; and

g. Chapter IX, Article 24, Group Instruction/Setting & Small Fitness Studio.

WHEREAS, a Study Session was held by the Planning Commission on April 13, 2026, with all persons having the opportunity to speak for and against the amendments;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on June 22, 2026 with all persons having the opportunity to speak for and against the amendments;

WHEREAS, after holding the public hearing, the Planning Commission conducted a discussion, re-opened the public hearing, and continued the item to the regularly scheduled Planning Commission meeting of July 13, 2026;

WHEREAS, a public hearing was held by the Planning Commission on July 13, 2026, with all persons having the opportunity to speak for and against the amendments, and the Planning Commission recommended the City Council approve the proposed amendments;

WHEREAS, the proposed amendments have been reviewed for compliance with the California Environmental Quality Act (CEQA). The proposed amendments are exempt pursuant to CEQA Guidelines Section 15061(b)(3), the Common Sense Exemption, because it can be seen with certainty that there is no possibility that adoption of the ordinance may have a significant effect on the environment. The amendments primarily involve updates to land use classifications, definitions, and administrative development standards. Additionally, portions of the amendment may be categorically exempt pursuant to CEQA Guidelines Section 15305 (Minor Alterations in Land Use Limitations);

WHEREAS, a duly noticed public hearing was held by the City Council on August 4, 2026 with all persons having the opportunity to speak for and against the amendments; and

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HUGHES COUNTY CLERK-RECORDER

DEPUTY

NOW, THEREFORE THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. The City Council, in its independent judgement, hereby adopts the Zoning Code amendments incorporated herein as Exhibits A through G:

- Exhibit A: Chapter 1, Article 2, Definitions;
- Exhibit B: Chapter IV, Citywide Land Use Matrix;
- Exhibit C: Chapter V, Development Standards, Article 3, Commercial Development Standards;
- Exhibit D: Chapter V Development Standards, Article 4, Establishments Where Food or Beverages are Served;
- Exhibit E: Chapter VI, Off-Street Parking Standards, Article 2, Non-Residential Districts
- Exhibit F: Chapter VI, Off-Street Parking Standards, Article 3, Development Standards; and
- Exhibit G: Chapter IX, Special Land Use Regulations;

Section 2. Inconsistencies. Any provision of the Costa Mesa Municipal Code or appendices thereto inconsistent with the provisions of this Ordinance, to the extent of such inconsistencies and no further, is hereby repealed or modified to that extent necessary to affect the provisions of this Ordinance.

Section 3. Severability. If any chapter, article, section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance, or the application thereof to any person, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portion of this Ordinance or its application to other persons. The City Council hereby declares that it would have adopted this Ordinance and each chapter, article, section, subsection, subdivision, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more subsections, subdivisions, sentences, clauses, phrases, or portions of the application thereof to any person, be declared invalid or unconstitutional. No portion of this Ordinance shall supersede any local, State, or Federal law, regulation, or codes dealing with life safety factors.

Ordinance No. 2026-07 Page 3 of 5

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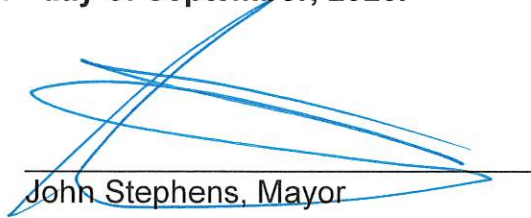
SEP 02 2026

HUGH NGUYEN, CLERK-RECORDER
BY:  DEPUTY

Section 4. Effective Date. This Ordinance shall take effect thirty (30) days after its final passage.

Section 5. Certification. The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same to be published or posted in the manner required by law.

PASSED AND ADOPTED this 1st day of September, 2026.



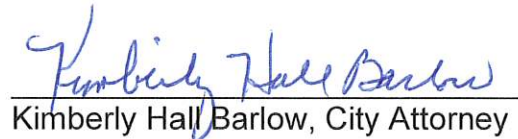
John Stephens, Mayor

ATTEST:

APPROVED AS TO FORM:



Brenda Green, City Clerk



Kimberly Hall Barlow, City Attorney

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SEP 02 2026

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY

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 Ordinance No. 2026-07 was duly introduced for first reading at a regular meeting of the City Council held on the 4th day of August, 2026, and that thereafter, said Ordinance was duly passed and adopted at a regular meeting of the City Council held on the 1st day of September, 2026, by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS: BULEY, GAMEROS, MARR, PETTIS, REYNOLDS, CHAVEZ, AND STEPHENS.

NOES: COUNCIL MEMBERS: NONE.

ABSENT: COUNCIL MEMBERS: NONE.

IN WITNESS WHEREOF, I have hereby set my hand and affixed the seal of the City of Costa Mesa this 2nd day of September, 2026.



Brenda Green, City Clerk

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SEP 02 2026

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY



State of California - Department of Fish and Wildlife
2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT
DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

Print	Signature	Save
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RECEIPT NUMBER:

30-09/02/2026-0746

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF COSTA MESA	LEAD AGENCY EMAIL	DATE 09/02/2026
COUNTY/STATE AGENCY OF FILING ORANGE COUNTY	DOCUMENT NUMBER 202685001010	
PROJECT TITLE		

PCTY-26-0001, ZONING CODE AMENDMENTS, ECONOMIC DEVELOPMENT

PROJECT APPLICANT NAME CITY OF COSTA MESA	PROJECT APPLICANT EMAIL	PHONE NUMBER (714) 754-5153
PROJECT APPLICANT ADDRESS 77 FAIR DRIVE, P.O. BOX 1200	CITY COSTA MESA	STATE CA
		ZIP CODE 92628

PROJECT APPLICANT (Check appropriate box)

☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	\$ 4,227.50	\$ _____
☐ Mitigated/Negative Declaration (MND)(ND)	\$ 3,043.75	\$ _____
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$ 1,437.25	\$ _____

☒ Exempt from fee

☒ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	\$ 850.00	\$ _____
☐ County documentary handling fee	\$ 50.00	\$ _____
☐ Other		\$ _____

PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☐ Other

TOTAL RECEIVED \$ _____ **0.00**

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE Kalci Do Deputy Clerk
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