
The Adoption of the 2025 Edition Of the California Construction Codes

City Council Meeting
November 4, 2025



Background

- California Building Standards Commission adopts and publishes the California Building Standards Codes (Title 24 CCR) every three years.
- Local governments must adopt the 2025 California Building Codes, which become effective and applicable as of January 1, 2026.
- Cities may adopt the 2025 California Construction Codes by reference, along with any necessary local amendments supported by findings that address the community's unique climatic, geographical, & topographical conditions.



California Building Standards Code & Reference Model Code

The 2025 California Building Standard Codes is derived from nationally recognized model codes listed in the next slide.



California Building Standard Code

2025 California Building Code
2025 California Residential Code
2025 California Fire Code
2025 California Existing Building Code
2025 California Plumbing Code
2025 California Mechanical Code
2025 California Electrical Code
2025 California Energy Code
2025 California Wildland Urban Interface Code
2025 California Green Building Standards

Reference National Model Code

2024 International Building Code (ICC)
2024 International Residential Code (ICC)
2024 International Fire Code (ICC)
2024 International Existing Building Code (ICC)
2024 Uniform Plumbing Code (IAPMO)
2024 Uniform Mechanical Code (IAPMO)
2023 National Electric Code (NFPA)
2024 International Energy Code
2024 International Wildland Urban Interface Code (ICC)

Amendments to the Building Codes

Staff is recommending the following changes and modifications to the 2025 Codes :

- **2025 California Building Code (CBC)**
 - Fencing not to exceed 6 feet (Section 105.2)
 - Minimum roof covering classification to be Class B (Table 1505.1)
 - Prescriptive foundation wall design shall not be used in structures assigned to Seismic Design Category D, E or F. (Section 1807.1.6)
- **2025 California Residential Code (CRC)**
 - Fencing not to exceed 6 feet (Section R105.2)
 - Minimum roof covering classification to be Class B (Section R902.1)

These amendments and changes are necessary due to local climatic, geographic & topographic conditions in Costa Mesa.



Amendments to the Fire Code

Costa Mesa Fire & Rescue recommends adopting local modifications to the 2025 California Fire Code in the following three categories:

- **Administrative Amendments**
 - (CMFR as the AHJ and Digital Submittal/Documentation)
- **Readopted Local Amendments**
 - (Red Flag Triggers, Sky Lantern Ban, Commercial ESS Emergency Stops, Fireworks Regulations, Mobile Fueling Restrictions, and ERRCS updates)
- **New Amendment**
 - Modified CFC 1207.11.5.1 to require an emergency ESS disconnect within 36 in. of the main electrical service in residential occupancies, aligning with the previously adopted commercial requirement.

Ordinance Adoption By City Council

The City of Costa Mesa Municipal Code is hereby amended to revise Chapter I, Title 5, for the following sections:

- Section 5-1 (Adopted Construction Codes)
- Section 5-1.1 (Amendments to 2025 California Building Code)
- Section 5-1.3 (Amendments to 2025 California Residential Code)

The City of Costa Mesa Municipal Code is hereby amended to revise Chapter II, Title 7.



Recommendation

Staff recommends the City Council:

- 1) To adopt Resolution 2025 – xx setting forth findings with respect to climatic, geographic, & topographic conditions.
- 2) To introduce Ordinance 2025 – xx for the first reading and set for second reading on November 18, 2025.



Land Use Element Amendment For General Plan Consistency with Housing Element

City Council Meeting
November 4, 2025



Background: Sixth Cycle (2021-2029) Housing Element

- One of seven State-mandated General Plan “Elements”
- State law requires Housing Element to be updated every eight years (“cycle”)
- February 1, 2022
 - City Council adopted Resolution No. 2022-06
 - Adopted the City’s Sixth Cycle (2021-2029) Housing Element and Mitigated Negative Declaration
- April 5, 2022
 - California Department of Housing and Community Development (HCD) provided revision letter on the Housing Element



Background: Measure K

- November 8, 2022
 - Costa Mesa voters approved Measure K
 - Authorizes modification of City regulations:
 - Allow housing in commercial and industrial areas
 - Revitalize the City's commercial and industrial corridors
 - Keep residential neighborhoods intact
- November 18, 2022
 - Ordinance No. 2022-09 effective
 - Add Costa Mesa Municipal Code Section 13-200.106 (g):
 - Allows changes to land use, zoning, specific plan, overlay, or adoption of a new specific plan or overlay
 - Accommodate housing, mixed-use, and/or revitalization of commercial areas

Background: Housing Element Adoption

- November 15, 2022
 - Resolution No. 2022-67 adopted by City Council
 - Approve additional amendments to the Housing Element
- January 20, 2023
 - HCD Revision Letter
- March 1, 2023
 - Minor and non-substantive revisions to Housing Element
- May 9, 2023
 - HCD letter notes Costa Mesa Housing Element meets State requirements
 - Costa Mesa Housing Element is not in substantial compliance (i.e. not certified)

General Plan Consistency Finding & Nunc Pro Tunc (Latin: Now for Then)

- General Plan Element is amended or updated
 - Internally consistent pursuant to Government Code Section 65300.5
- City review of record
 - Finding was not made with Housing Element
 - Land Use Element is not internally consistent
- Make necessary corrections and reconcile inconsistency
- For internal consistency
 - Ensure the 97 housing opportunity sites allow residential use at specified densities
 - Other considerations:
 - Cannot limit or restrict the residential site capacity
 - Flexibility regarding floor area ratio (FAR), trip generation, or height
- Housing Element process and outreach
 - Public Engagement (Townhall, Outreach, Study Sessions)
 - Tribal Consultation
 - Public Hearings (Planning Commission and City Council)



Land Use Element Amendments

- Excerpts of updates:
 - Table LU-3: Land Use Designations (2015)
 - Footnote added to Land Use Designations for Residential and Non-Residential:
“* “Residential density may exceed those identified within Table LU-3 to accommodate the density of sites identified as housing opportunity sites within the sites inventory of the Housing Element.”
- Figure LU-4:
 - Add clarifying text
 - Remove residential prohibition

General Plan



Baseline (2015)

Square Feet 0
Total Area.....43.6 acres

Land Use Plan

Office Square feet.....1,200,000
FAR.....0.64 FAR*

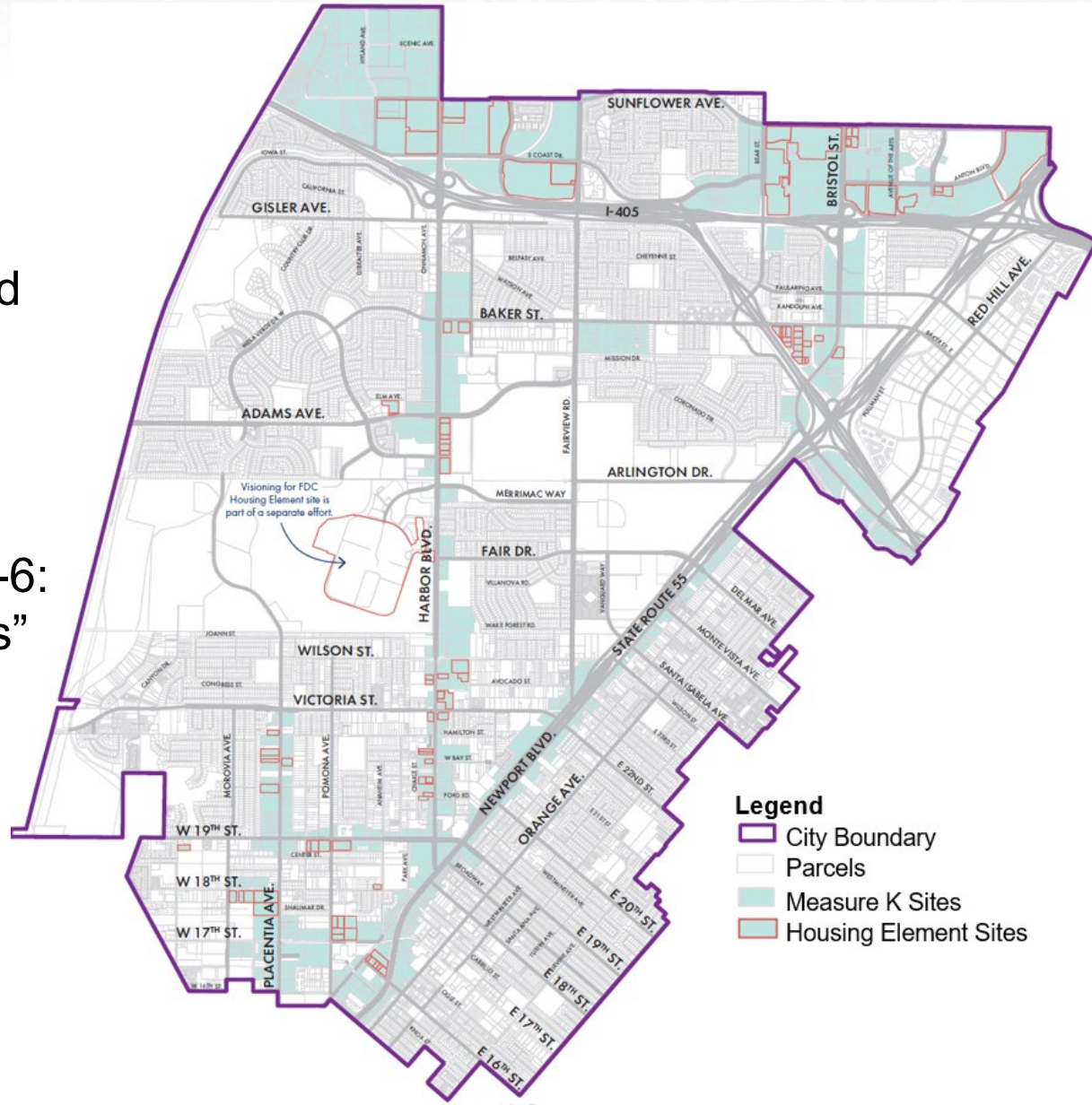
* Building intensity shall not exceed maximum allowable development set forth by the trip budget in the North Costa Mesa Specific Plan, unless modifications are needed to accommodate the residential site capacity identified within the sites inventory of the Housing Element.

~~• No residential use is permitted.~~

Figure LU-4:
Segerstrom Home Ranch

Planning Commission Recommendation

- October 13, 2025
 - Received presentation of draft Land Use Element amendment
 - Deliberations on Measure K and Housing Element Sites
 - Recommended City Council adoption with minor update:
 - Figure LU-4 and Figure LU-6: Remove phrase “reductions” and replace with “modifications”



California Environmental Quality Act (CEQA) Environmental Determination

- Additional analysis is not required pursuant to CEQA Guidelines Section 15162 (no new information).
- Adopted Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) analyzed housing opportunity sites.
- MMRP requires mitigation for:
 - Hazards and hazardous materials
 - Biological resources
 - Cultural resources
 - Noise
 - Tribal cultural resources
 - Includes standard conditions



Recommendation

Staff recommends the City Council adopt Resolution No. 2025-XX to adopt the amendments to the Land Use Element of the City's General Plan to provide consistency with the Sixth Cycle Housing Element and associated California Environmental Quality Act (CEQA) environmental determination (Attachment 1).





Consideration of An Ordinance to Require Staffing at Self- Service Checkout Stations

City Council Meeting
November 4, 2025



Background

- Council directed staff on March 18, 2025, to review potential development of an ordinance establishing staffing and operations standards for self-checkout at grocery retail stores.
- Long Beach City Council adopted an ordinance on August 12, 2025, to mandate staffing requirements at grocery and drug retail stores.
- Costa Mesa staff conducted a preliminary analysis of the City of Long Beach ordinance and impacts of implementing a similar measure in Costa Mesa.

Long Beach Ordinance

- Intended to reduce retail theft and protect employees.
- Applies to food retail establishments over 15,000 square feet or over 85,000 with ten percent of floor area dedicated to produce or other foods.
- Applies to all drug retail establishments.
- Requires **dedicated** staffing of one employee per three stations (1:3).
- Limits self-checkout to 15 items or less.

Long Beach Enforcement & Penalties

- Ordinance does not specify enforcement by any city department.
- Provides for civil action by employees or customers.
- Penalties
 - ✓ \$100 per Violation Increasing by \$100 Per Day (\$1,000 max per employee)
 - ✓ Plus Attorney's Fees and Costs

Media Reports

Los Angeles Times

BUSINESS

Long Beach enforces first-in-nation self-checkout staffing rules to combat retail theft



Long Beach is first city in the nation to impose new check-out lane rules

LONG BEACH POST News

Vons and Albertsons close self-checkout as Long Beach mandates more staffing, new rules

People in the industry said grocers may need more time to comply with the city's regulations, including a ban on self-scanning certain types of items.

Costa Mesa Stores

Drug Stores			
Store	Street	Self-Checkout Stations	Employees
CVS	2710 Harbor Blvd.	2	1
CVS	E 17 th Street	2	1
CVS	Baker St.	2	1
CVS	Newport Blvd.	0	N/A
Walgreens	1726 Superior Ave.	0	N/A

Food Retail			
Store	Street	Self-Checkout Stations	Employees
Northgate	2300 Harbor Blvd.	9	1
Vons	2701 Harbor Blvd.	8	1
Ralphs	380 E. 17 th St.	5	1
Smart & Final	707 W 19 th St.	5	1
Vons	E 17 th Street	4	1
Sprouts	3030 Harbor Blvd.	4	1
Stater Brothers	1175 Baker	0	N/A
Stater Brothers	2180 Newport Blvd.	0	N/A
Sprouts	225 E. 17 th Street	0	N/A
Trader Joes	640 W 17 th Street	0	N/A
Mothers Market	1890 Newport Blvd.	0	N/A
Tokyo Central	2975 Harbor Blvd.	0	N/A
Wild Fork	495 E. 17 th St.	0	N/A
Mitsuwa	665 Paularino Ave.	0	N/A

Issues for Consideration

- Square footage thresholds in Long Beach Ordinance have created confusion and may not apply to Costa Mesa stores.
- Retail theft incidents have decreased in grocery stores, but increased in drug retail stores by seven incidents from 2024 to 2025.
- Enforcement questions may arise for city staff to address.
- Penalties with no maximum limit may lead to stores closing self-checkout stations to avoid inadvertent failures due to staffing issues.

Conclusion

The City Council may:

1. Receive and file the staff report.
2. Direct staff to further explore a draft ordinance working with the City Attorney for consideration by the City Council at a later date.





Community Visioning Update

Costa Mesa City Council Meeting

November 4, 2025

Project Overview



- Adopted by City Council in 2022
- State mandated chapter (element) of the City's General Plan
- Updated every 8 years (cycle)
- Studies housing conditions
- Establishes programs to address housing (like identifying sites to accommodate City's RHNA)
- City is required to implement the programs (like rezoning sites and updating zoning code)



- Ballot measure approved by Costa Mesa voters in 2022
- Authorizes City to update zoning regulations to allow housing in commercial and industrial areas
- Creates new opportunities while preserving existing neighborhoods
- Community visioning is required prior to rezoning

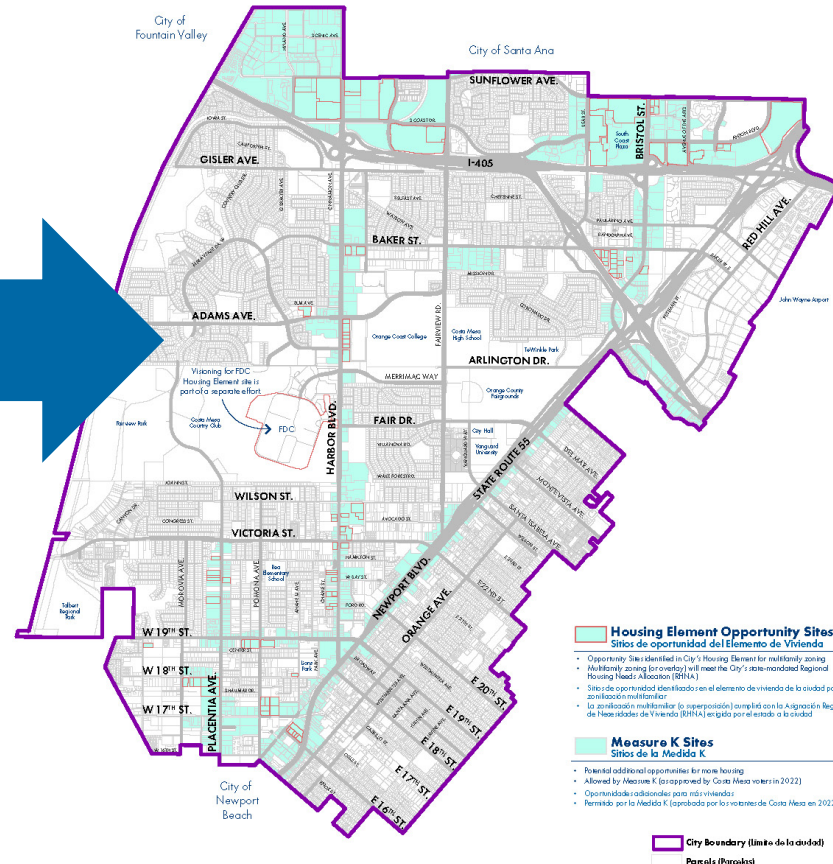
Its objective is to implement the Housing Element:

1

Housing Development Opportunities

- Rezone sites to allow housing development
- Sites are identified in Housing Element and Measure K
- Prioritizes housing near jobs and amenities, while preserving existing neighborhoods

Map of sites to be rezoned:



2

Zoning Code Amendments

- Update the zoning code to comply with state housing laws
- Streamline permitting for new housing projects
- Prepare objective design standards for multifamily and mixed-use developments

Community visioning through **OUTREACH & ENGAGEMENT**

- Envision with the community to inform the effort
- Inform the public about the effort
- Create multiple opportunities for participation
- Satisfy Measure K and Housing Element requirements
- Foster hope for the future



Overview of Round 1

COMMUNITY VISIONING

Multi-layered to offer various opportunities, locations, and formats to hear from a variety of voices.



1

CITYWIDE OPEN HOUSE

Jul 2025



3

COMMUNITY WORKSHOPS

Aug-Sep 2025

*Newport & Harbor Blvd
Westside Walking Tour
North Costa Mesa & SoBECA*



3

FOCUSED DISCUSSIONS

Sep-Oct 2025

*Newport & Harbor Blvd
Westside
North Costa Mesa & SoBECA*



12

POP-UP EVENTS

Aug-Oct 2025



1

ONLINE SURVEY

Sep-Oct 2025

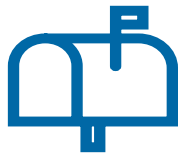
ROUND 1

GETTING THE WORD OUT

Several methods of notification were used to raise awareness of the effort, share information, and invite Costa Mesans to participate in the visioning process:

- Social media (Facebook, Instagram, X)
- City Council announcements
- www.CostaMesaNeighborhoods.com
- Press release

- Direct email blasts
- City Hall Snapshot
- Citywide postcard mailer
- Partner emails



51,061 HOUSEHOLDS received
a city-wide postcard invitation



10,000+ EMAIL RECIPIENTS of
City Hall Snapshot



228,600 VIEWS of social
media posts



10,000+ RECIPIENTS of
Citywide eblasts and press
releases



2,700 UNIQUE VIEWS
of project website



206 UNIQUE SIGN-UPS to
project website interest list

1 CITYWIDE OPEN HOUSE

Neighborhoods Where We All Belong was kicked off at a Citywide Open House on Wednesday, July 30 at the Norma Hertzog Community Center.

- Over 77 community members participated
- 7 informational boards and 3 visioning activities were provided



147 Sticky Note Comments



280 Prioritization Response Dots



3 COMMUNITY WORKSHOPS

Three Community Workshops were subsequently held:

- Newport & Harbor Blvd, Thursday, August 21st
- Westside, Saturday, August 23rd
- North Costa Mesa & SoBECA, Wednesday, September 10th
- Over 129 community members participated in various activities that were specific to each focus area



65 Sticky Note
Comments



135 Map Flags



207 Prioritization
Response Dots



21 Worksheet
Activity Responses



3 FOCUSED DISCUSSIONS

Focused Discussions held:

- North Costa Mesa & SoBECA, Thursday, September 18th
- Westside, Thursday, September 18th
- Newport & Harbor Blvd, Friday, October 3rd

Representatives from community organizations, as well as local developers and property owners participated.





12 POP-UPS

Meet people where they are! City staff reached out to the community at coffee shops, a brewery, and special events



1 ONLINE SURVEY

Priorities for good neighborhoods
Designing multistory housing
Vision for future new housing
250 surveys taken in 2.5 weeks!



ROUND 1

WHAT WE HEARD

Many voices were heard. Costa Mesa residents, property owners, representatives from local organizations, and members of the local business community shared their perspectives. A snapshot of the number of participants and contributions is shown below.

WHO WAS INVOLVED?



Over **545**
Participants

HOW MANY RESPONSES?



354 Sticky Note
Comments



460 Prioritization
Response Dots

342 Online
Prioritization
Responses



135 Identified
Locations on
Community Maps



21 Walking Tour and Design
Worksheet Activity Responses



ROUND 1

WHAT WE HEARD

Early analysis has identified some key themes. Other themes may arise as well.

- Affordable housing options and a variety of development types;
- Multi-modal transportation options with improved walkability and safer streets;
- Open spaces and landscaped pathways within residential developments connecting to other uses;
- Public and private spaces for community gathering and culture;
- Eclectic character so Costa Mesa continues to feel unique from other cities; and
- Transparency to ensure the public has more technical information.

NEXT STEPS

- Round 1 to inform Round 2
 - Community input received to inform draft regulations for how housing should be designed and developed
- CEQA
 - Initial Study & Notice of Preparation
- Zoning Amendments
 - Addressing existing urban plans and overlays
 - Draft residential/mixed-use regulations
 - Draft of other Zoning Code amendments
 - Draft new objective design standards
- Round 2 of Community Visioning
 - More events in February 2026



Thank you!

Questions?

For more information, visit:
www.CostaMesaNeighborhoods.com

