



CITY OF COSTA MESA

PLANNING COMMISSION

Agenda

Monday, July 13, 2026

6:00 PM

**City Council Chambers
77 Fair Drive**

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Members of the public are welcome to speak during the meeting when the Chair opens the floor for public comment. There is no need to register in advance or complete a comment card. When it's time to comment, line up at one of the two podiums in the room and wait for your turn. Each speaker will have up to 3 minutes (or as directed) to address the Commission.

All attendees must remain seated while in the chamber until instructed by the Presiding Officer to approach and line up for public comment. To ensure safety and maintain order during the proceedings, standing or congregating in the aisles or foyer is strictly prohibited.

To maintain a respectful and orderly atmosphere during the meeting, attendees shall refrain from using horns or amplified speakers. Signs and props may be brought into the Chamber, provided they do not exceed 11 inches by 18 inches in size and do not hinder the visibility of other attendees. The possession of poles, sticks, or stakes is strictly prohibited.

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Or sign into Zoom.com and "Join a Meeting"

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- Select "Join Audio via Computer."
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- During the Public Comment Period, use the "raise hand" feature located in the participants' window and wait for city staff to announce your name and unmute your line when it is your turn to speak. Comments are limited to 3 minutes, or as otherwise directed.

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During the Public Comment Period, press *9 to "raise your hand" and to be added to the queue to speak and wait for city staff to announce your name/phone number and press *6 to unmute your line when it is your turn to speak. Comments are limited to 3 minutes, or as otherwise directed.

Additionally, members of the public who wish to make a written comment on a specific agenda item, may submit a written comment via email to the PCPublicComments@costamesaca.gov. Any written communications, photos, or other materials for copying and distribution to the Commission that are 10 pages or less, can be e-mailed to PCPublicComments@costamesaca.gov, submitted to the Planning Office on a flash drive, or mailed to the Planning Office. Note that records submitted by the public will not be redacted in any way and will be posted online as submitted, including any personal contact information. Comments received by 12:00 p.m. on the day of the meeting will be provided to the Commission, made available to the public, and will be part of the meeting record.

All pictures, PowerPoints, and videos submitted for display at a public meeting must be previously reviewed by staff to verify appropriateness for general audiences. No links to YouTube videos or other streaming services will be accepted, a direct video file will need to be emailed to staff prior to each meeting in order to minimize complications and to play the video without delay. The video must be one of the following formats, .mp4, .mov or .wmv. Only one file may be included per speaker for public comments, for both videos and pictures. Please e-mail to staff at PCPublicComments@costamesaca.gov NO LATER THAN 12:00 Noon on the date of the meeting. If you do not receive confirmation from the city prior to the meeting, please call the Planning office at 714-754-5000.

Please know that it is important for the City to allow public participation at this meeting. If you are unable to participate in the meeting via the processes set forth above, please contact the City Clerk at (714) 754-5225 or cityclerk@costamesaca.gov and staff will attempt to accommodate you. While the City does not expect there to be any changes to the above process for participating in this meeting, if there is a change, the City will post the information as soon as possible to the City's website.

Note regarding agenda-related documents provided to a majority of the Commission after distribution of the agenda packet (GC §54957.5): Any related documents provided to a majority of the Commission after distribution of the Agenda Packets will be made available for public inspection. Such documents will be posted on the city's website and will be available at the City Clerk's office, 77 Fair Drive, Costa Mesa, CA 92626.

All cell phones and other electronic devices are to be turned off or set to vibrate. Members of the audience are requested to step outside the Council Chambers to conduct a phone conversation.

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As a LEED Gold Certified City, Costa Mesa is fully committed to environmental sustainability. A minimum number of hard copies of the agenda will be available in the Council Chambers. For your convenience, a binder of the entire agenda packet will be at the table in the foyer of the Council Chambers for viewing. Agendas and reports can be viewed on the City website at <https://costamesa.legistar.com/Calendar.aspx>. Las agendas y los informes se pueden ver en español en el sitio web de la Ciudad en <https://www.costamesaca.gov/trending/current-agendas/spanish-city-council-agendas>.

In compliance with the Americans with Disabilities Act, Assistive Listening headphones are available and can be checked out from the City Clerk. If you need special assistance to participate in this meeting, please contact the City Clerk at (714) 754-5225. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102.35.104 ADA Title II].

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PLANNING COMMISSION REGULAR MEETING

JULY 13, 2026 – 6:00 P.M.

**JEFFREY HARLAN
CHAIR**

**JON ZICH
VICE CHAIR**

**ANGELY ANDRADE
PLANNING COMMISSIONER**

**ROBERT DICKSON
PLANNING COMMISSIONER**

**KAREN KLEPACK
PLANNING COMMISSIONER**

**DAVID MARTINEZ
PLANNING COMMISSIONER**

**JOHNNY ROJAS
PLANNING COMMISSIONER**

**CARRIE TAI
DIRECTOR**

**TARQUIN PREZIOSI
ASSISTANT CITY ATTORNEY**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

ANNOUNCEMENTS AND PRESENTATIONS

PUBLIC COMMENTS – MATTERS NOT LISTED ON THE AGENDA
Comments are limited to three (3) minutes, or as otherwise directed.

PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS

CONSENT CALENDAR:

All matters listed under the Consent Calendar are considered to be routine and will be acted upon in one motion. There will be no separate discussion of these items unless members of the Planning Commission, staff, or the public request specific items to be discussed and/or removed from the Consent Calendar for discussion. The public can make this request via email at PCPublicComments@costamesaca.gov and should include the item number to be addressed. Items removed from the Consent Calendar will be discussed and voted upon immediately following Planning Commission action on the remainder of the Consent Calendar.

1. [**JUNE 22, 2026 UNOFFICIAL MEETING MINUTES**](#) [**26-335**](#)

RECOMMENDATION:

Planning Commission approve the regular meeting minutes of June 22, 2026.

Attachments: [06-22-26 Draft Minutes](#)

2. [**GENERAL PLAN CONFORMITY DETERMINATION FOR PROPOSED 26-338
EXCESS RIGHT-OF-WAY VACATION EABN-26-0002 ADJACENT TO
296 EAST 19TH STREET**](#)

RECOMMENDATION:

Staff recommends the Planning Commission:

1. Adopt a Resolution finding that the location, purpose, and extent of the proposed vacation of excess street right-of-way along East 19th Street, adjacent to 296 East 19th Street, are in conformity with the City of Costa Mesa 2015-2035 General Plan and transmit the determination to the City Council for consideration of the proposed vacation.

Attachments: [Agenda Report](#)

[1. Draft Planning Commission Resolution](#)

[2. City Engineer Memorandum](#)

3. **GENERAL PLAN CONFORMITY DETERMINATION FOR PROPOSED 26-339 EXCESS RIGHT-OF-WAY VACATION EABN-26-0001 ADJACENT TO 405 EAST 19TH STREET**

RECOMMENDATION:

Staff recommends the Planning Commission:

1. Adopt a Resolution finding that the location, purpose, and extent of the proposed vacation of excess street right-of-way along East 19th Street, adjacent to 405 East 19th Street, are in conformity with the City of Costa Mesa 2015-2035 General Plan and transmit the determination to the City Council for consideration of the proposed vacation.

Attachments: [Agenda Report](#)

- [1. Draft Planning Commission Resolution](#)
- [2. City Engineer Memorandum](#)

PUBLIC HEARINGS:

1. **CONDITIONAL USE PERMIT (PCUP-25-0022) TO ALLOW A 26-340 PROPOSED AMUSEMENT CENTER (INDOOR TRAMPOLINE PARK) WITHIN AN EXISTING SHOPPING CENTER TENANT SPACE AT 2200 HARBOR BOULEVARD, UNIT P-110**

RECOMMENDATION:

Staff recommends the Planning Commission:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Existing Facilities); and
2. Approve Conditional Use Permit 25-0022 based on findings of fact and subject to conditions of approval.

Attachments: [Agenda Report](#)

- [1. Draft Planning Commission Resolution](#)
- [2. Vicinity Map](#)
- [3. Zoning Map](#)
- [4. Site Photos](#)
- [5. Applicant Letter](#)
- [6. Sample Waiver](#)
- [7. Plans](#)
- [8. Public Comments](#)

2. [PROPOSED AMENDMENTS TO TITLE 13 \(PLANNING, ZONING AND 26-343 DEVELOPMENT\) OF THE COSTA MESA MUNICIPAL 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- PCTY-26-0001 \(CONTINUED FROM JUNE 22, 2026\)](#)

RECOMMENDATION:

Staff recommends the Planning Commission:

1. Find that the proposed Zoning Code Amendment is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15061(b)(3) and 15305; and
2. Adopt a Resolution recommending that the City Council approve amendments to Title 13 (Planning, Zoning and Development) of the Costa Mesa Municipal 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.

Attachments: [Agenda Report](#)

- [1. Draft Planning Commission Resolution](#)
- [2. Strikethrough Amendments](#)
- [3. PC Study Session Minutes 041326](#)
- [4. Draft Minute Excerpt 062226](#)

OLD BUSINESS: None.

NEW BUSINESS: None.

DEPARTMENTAL REPORTS:

1. PUBLIC WORKS REPORT
2. DEVELOPMENT SERVICES REPORT

CITY ATTORNEY REPORTS:

1. CITY ATTORNEY'S REPORT

ADJOURNMENT

PLANNING COMMISSION MEETING:

Costa Mesa Planning Commission meets on the second and fourth Monday of each month at 6:00 p.m.

APPEAL PROCEDURE:

Unless otherwise indicated, the decision of the Planning Commission is final at 5:00 p.m., seven (7) days following the action, unless an affected party files an appeal to the City Council, or a member of City Council requests a review. Applications for appeals are available through the City Clerk's Office; please call (714) 754-5225 for additional information.

CONTACT CITY STAFF:

77 Fair Drive, Costa Mesa, CA 92626
Planning Division (714) 754-5245
planninginfo@costamesaca.gov



CITY OF COSTA MESA

Agenda Report

77 Fair Drive
Costa Mesa, CA 92626

File #: 26-335

Meeting Date: 7/13/2026

TITLE:

JUNE 22, 2026 UNOFFICIAL MEETING MINUTES

DEPARTMENT: ECONOMIC AND DEVELOPMENT SERVICES
DEPARTMENT/PLANNING DIVISION

RECOMMENDATION:

Planning Commission approve the regular meeting minutes of June 22, 2026.



REGULAR PLANNING COMMISSION MONDAY, JUNE 22, 2026 - MINUTES

CALL TO ORDER - The Regular Planning Commission Meeting was called to order by Chair Harlan at 6:03 p.m.

PLEDGE OF ALLEGIANCE TO THE FLAG - Commissioner Klepack led the Pledge of Allegiance.

ROLL CALL

Present: Chair Jeffrey Harlan, Vice Chair Jon Zich, Commissioner Angely Andrade, Commissioner Robert Dickson, Commissioner Karen Klepack, and Commissioner Johnny Rojas

Absent: Commissioner David Martinez

ANNOUNCEMENTS AND PRESENTATIONS: None.

PUBLIC COMMENTS - MATTERS NOT LISTED ON THE AGENDA:

Speaker one addressed the Commission regarding development and permitting processes in Costa Mesa. He expressed concerns regarding permit processing timelines, demolition permit requirements, and the perceived complexity of development approvals. He encouraged Commissioners to seek greater transparency regarding permit processing and application timelines and suggested staff reports include information regarding application submittal dates and review durations. He also expressed concerns regarding transportation policies and the City's recent animal services contract decisions.

Cynthia McDonald commented on the Environmental Impact Report associated with the Measure K/Housing Element update. She noted the report identified numerous significant and unavoidable impacts and questioned the absence of traffic-related analysis. She also shared observations regarding the impacts of taller residential buildings, including shading and shadow effects, and encouraged the Commission to carefully review the environmental documentation.

PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS:

Commissioner Dickson commented on the cancellation of several recent Planning Commission meetings and suggested exploring additional opportunities for public engagement when regular meetings are not scheduled. He highlighted the success of the community event Songs in the Canyon and discussed the importance of supporting local businesses and considering the economic impacts of planning and transportation decisions. He also expressed interest in consistent approaches to state mandates and planning issues affecting the Fairview Developmental Center and other major projects.

Commissioner Andrade thanked staff for facilitating the June 3 public workshop regarding the Neighborhoods Where We All Belong (NWWAB) initiative and encouraged community participation in reviewing the Environmental Impact Report available for public review through August 3, 2026. She also recognized staff participation in the International Council of Shopping Centers (ICSC) conference, recent park improvement projects, and the Small Business Diversity Network's entrepreneurship and food industry training program. She encouraged residents to participate in upcoming community events including Movies in the Park and Concerts in the Park.

Commissioner Klepack expressed appreciation for returning to the regular meeting schedule and offered no additional comments.

Vice Chair Zich responded to issues raised during public comments and discussed the limited role of the Planning Commission in broader policy matters. He noted the Commission's responsibility is generally limited to reviewing development applications and ensuring compliance with adopted standards. He acknowledged concerns regarding permit processing, business development, and environmental review issues, while emphasizing the importance of receiving specific information from residents and businesses regarding such concerns.

CONSENT CALENDAR:

1. APRIL 13, 2026 UNOFFICIAL MEETING MINUTES

2. APRIL 27, 2026 UNOFFICIAL MEETING MINUTES

MOVED/SECOND: DICKSON/ZICH

MOTION: Move the minutes.

The motion carried by the following roll call vote:

Ayes: Chair Harlan, Vice Chair Zich, Commissioner Andrade, Commissioner Dickson, Commissioner Klepack, Commissioner Rojas

Nays: None

Absent: Commissioner Martinez

Recused: None

Motion carried: 6-0

ACTION:

Planning Commission approved Consent Calendar items.

PUBLIC HEARINGS:

1. CONDITIONAL USE PERMIT (PCUP-26-0005) TO ALLOW THE SALE OF ALCOHOL FOR ON-SITE CONSUMPTION UNTIL 12:00 A.M. WITHIN 200 FEET OF A RESIDENTIAL ZONE FOR A RESTAURANT (THREE EYED TIGER) AT 2930 BRISTOL STREET, UNIT B60

Presentation by Assistant Planner, Gabriel Villalobos.

Zachary Scherer, business owner, stated he has read the staff report and agreed to the conditions of approval. He also clarified that he did submit a revised applicant letter.

Public comments:

Speaker one commented generally on the application process and praised the speed at which the application was processed.

Motion Discussion:

Commissioners discussed the proposal, compatibility with surrounding uses, and the similarities of Conditions of Approval No. 1 and No. 9. Chair Harlan and Commissioner Andrade revised the motion to include striking Condition of Approval No. 9.

MOVED/SECOND: HARLAN/ANDRADE

MOTION: Move staff's recommendation and strike Condition of Approval No. 9.

The motion carried by the following roll call vote:

Ayes: Chair Harlan, Vice Chair Zich, Commissioner Andrade, Commissioner Dickson, Commissioner Klepack, Commissioner Rojas

Nays: None

Absent: Commissioner Martinez

Recused: None

Motion carried: 6-0

ACTION:

The Planning Commission adopted a resolution to:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Existing Facilities); and
2. Approve Conditional Use Permit (PCUP-26-0005) based on the findings of fact and subject to conditions of approval, with the removal of Condition of Approval No. 9: Any change in the operational characteristics of the use shall be subject to Planning Division review and may require an amendment to the conditional use permit, subject to either Zoning Administrator or Planning Commission approval, depending on the nature of the proposed change.

2. CONDITIONAL USE PERMIT (PCUP-26-0003) TO ALLOW THE SALE OF ALCOHOL FOR ON-SITE CONSUMPTION UNTIL 1:30 A.M. WITHIN 200 FEET OF A RESIDENTIAL ZONE FOR AN EXISTING RESTAURANT (NAISHO OMAKASE AND HIGHBALL BAR) AT 3033 BRISTOL STREET, UNIT 117

Presentation by Assistant Planner, Gabriel Villalobos.

Michael Cho, applicant's representative, stated his client has read the staff report and agreed to the conditions of approval.

Public comments:

Speaker one spoke in support of the business and on the application processing timeline.

Motion Discussion:

Commissioners expressed support for the project, noting that based on personal observations of the shopping center and surrounding area, late-night operations have generally been quiet with minimal disturbances. Commissioners also commented that the restaurant would add a unique dining option to Costa Mesa and believed the conditions of approval would adequately address potential neighborhood concerns.

MOVED/SECOND: DICKSON/KLEPACK

MOTION: Move's staff recommendation and strike Condition of Approval No. 9.

The motion carried by the following roll call vote:

Ayes: Chair Harlan, Vice Chair Zich, Commissioner Andrade, Commissioner Dickson, Commissioner Klepack, Commissioner Rojas

Nays: None

Absent: Commissioner Martinez

Recused: None

Motion carried: 6-0

ACTION:

The Planning Commission adopted a resolution to:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Existing Facilities); and
2. Approve Conditional Use Permit (PCUP-26-0003) based on findings of fact and subject to conditions of approval, with the removal of Condition of Approval No. 9: Any change in the operational characteristics of the use shall be subject to Planning Division review and may require an amendment to the conditional use permit, subject to either Zoning Administrator or Planning Commission approval, depending on the nature of the proposed change.

3. PROPOSED AMENDMENTS TO TITLE 13 (PLANNING, ZONING AND DEVELOPMENT) OF THE COSTA MESA MUNICIPAL 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- PCTY-26-0001

Presentation by Planning Manager, Martina Caron.

Commissioners requested clarification regarding:

- Proposed exclusions from floor area ratio calculations, including storage areas and equipment rooms.
- The definition of pet services and how they differ from veterinary services and kenneling.
- How unique businesses, such as cat cafés, would be classified under the revised code.
- Classification of golf simulator businesses.
- Parking standards for small fitness studios compared to larger fitness facilities.

Staff explained the intent of the proposed classifications, clarified differences between various business types, and indicated that processing requirements had changes, but the parking standards for small fitness studios remained unchanged from current regulations despite differences in operational intensity.

Public comments:

Daniel Pietenpol, a downtown Costa Mesa commercial property owner, expressed strong support for the proposed code amendments, stating they would simplify approvals for modern businesses and encourage economic development. He commended staff's efforts but urged the Commission to further reduce parking requirements for small fitness studios, noting Costa Mesa's standards are significantly higher than neighboring cities and may discourage prospective tenants.

Speaker two expressed concerns that the Commission had not reviewed zoning code updates frequently enough and stated that outdated regulations have negatively affected business development. He commented on the City's handling of electric vehicle charging regulations, parking requirements, and zoning interpretations, encouraging the Commission to conduct more regular reviews of the zoning ordinance and provide stronger policy direction.

Motion Discussion:

Commissioners expressed appreciation for staff's efforts to modernize the zoning code and generally supported the proposed direction.

Discussion focused primarily on two issues:

- Small Fitness Studios: Commissioners agreed that additional refinement of the parking requirements and size thresholds should be explored to better distinguish small studios from larger fitness facilities and ensure parking standards reflect actual operational characteristics.
- Floor Area Ratio (FAR): Commissioners expressed concerns regarding the proposed exclusion of certain storage areas from FAR calculations and requested staff review industry definitions and further clarify what spaces should be excluded.

Several Commissioners stated that the proposal represented a strong foundation but believed these issues should be addressed before forwarding a recommendation to the City Council.

Director Tai noted that the amendments were the result of approximately 18 months of work with the business community and suggested the Commission consider forwarding portions of the package that had broad support while staff continued refining the remaining items. Commissioners ultimately preferred to review the complete package after the identified revisions were made. Commission and staff discussed including in the motion to reopen the public

hearing and continued to July 13 meeting. Vice Chair Zich and Commissioner Dickson agreed to include that in their motion.

MOVED/SECOND: ZICH/DICKSON

MOTION: Reopen the public hearing and continue the item to July 13, 2026 to allow staff to revise the proposed parking standards for small fitness studios and the floor area ratio (FAR) definition before returning the item to the Planning Commission.

The motion carried by the following roll call vote:

Ayes: Chair Harlan, Vice Chair Zich, Commissioner Andrade, Commissioner Dickson, Commissioner Klepack, Commissioner Rojas

Nays: Commissioner Andrade

Absent: Commissioner Martinez

Recused: None

Motion carried: 5-1

ACTION: Planning Commission reopened the public hearing and continued the item to the July 13, 2026 meeting to allow staff to come back with revisions to the proposed parking standards for small fitness studios and the floor area ratio (FAR) definition.

OLD BUSINESS: None.

NEW BUSINESS: None.

DEPARTMENTAL REPORTS:

1. PUBLIC WORKS REPORT - City Engineer Yang reminded the public that the 2026 Orange County Fair will be held July 17 through August 16, operating Wednesday through Sunday. Residents were encouraged to observe traffic controls, watch for pedestrians and bicyclists, and exercise caution while traveling near the fairgrounds. Mr. Yang noted that Monday Planning Commission meetings would not be impacted because the fair is closed on Mondays.

2. DEVELOPMENT SERVICES REPORT - Director Tai reported:

- Recent meeting cancellations were due to normal fluctuations in application workloads and staff resources devoted to major long-range planning efforts.
- The Ohio House project public hearing before City Council was continued to September 1.
- Upcoming Planning Commission agendas will include the Climate Action and Adaptation Plan, Neighborhoods Where We All Belong, and Fairview Developmental Center planning documents.

- Environmental review periods remain open for the Neighborhoods Where We All Belong Environmental Impact Report and the Fairview Developmental Center Environmental Impact Report.
- Demolition of the former Trinity Broadcasting Network property has been completed for the future Meritage Homes development.
- The One Metro West project has submitted modifications reducing residential units while increasing unit sizes and reconfiguring site amenities.
- The City's Neighborhoods Where We All Belong outreach program has been named a finalist for the Orange County Golden Hub Awards.
- City staff attended the Internal Council of Shopping Centers conference in Las Vegas to promote Costa Mesa and attract new businesses.
- Twenty-four entrepreneurs graduated from the City's EATS small business program.
- Effective July 1, the Economic and Development Services Department will be renamed the Community Development Department to better reflect the department's broader responsibilities.

CITY ATTORNEY REPORT:

1. CITY ATTORNEY REPORT - None.

ADJOURNMENT AT 8:14 p.m.

Submitted by:

CARRIE TAI, SECRETARY
COSTA MESA PLANNING COMMISSION



CITY OF COSTA MESA

Agenda Report

77 Fair Drive
Costa Mesa, CA 92626

File #: 26-338

Meeting Date: 7/13/2026

TITLE:

GENERAL PLAN CONFORMITY DETERMINATION FOR PROPOSED EXCESS RIGHT-OF-WAY VACATION EABN-26-0002 ADJACENT TO 296 EAST 19TH STREET

**DEPARTMENT: ECONOMIC AND DEVELOPMENT SERVICES
DEPARTMENT/PLANNING DIVISION**

PRESENTED BY: CHRIS YEAGER, SENIOR PLANNER

**CONTACT INFORMATION: CHRIS YEAGER 714-754-4883
Christopher.Yeager@costamesaca.gov**

RECOMMENDATION:

Staff recommends the Planning Commission:

1. Adopt a Resolution finding that the location, purpose, and extent of the proposed vacation of excess street right-of-way along East 19th Street, adjacent to 296 East 19th Street, are in conformity with the City of Costa Mesa 2015-2035 General Plan and transmit the determination to the City Council for consideration of the proposed vacation.



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: July 13, 2026

ITEM NUMBER: CC-2

**SUBJECT: GENERAL PLAN CONFORMITY DETERMINATION FOR PROPOSED
EXCESS RIGHT-OF-WAY VACATION EABN-26-0002 ADJACENT TO
296 EAST 19TH STREET**

**FROM: ECONOMIC AND DEVELOPMENT SERVICES
DEPARTMENT/PLANNING DIVISION**

PRESENTATION BY: CHRIS YEAGER, SENIOR PLANNER

**FOR FURTHER INFORMATION CONTACT: CHRIS YEAGER
714-754-4883
Christopher.Yeager@costamesaca.gov**

RECOMMENDATION:

Staff recommends the Planning Commission:

1. Adopt a Resolution finding that the location, purpose, and extent of the proposed vacation of excess street right-of-way along East 19th Street, adjacent to 296 East 19th Street, are in conformity with the City of Costa Mesa 2015-2035 General Plan and transmit the determination to the City Council for consideration of the proposed vacation.

APPLICANT OR AUTHORIZED AGENT:

The applicant is the property owner, Adam Zeen.

BACKGROUND:

The subject site is the second parcel to the west from the intersection of Santa Ana Avenue and East 19th Street. The site is zoned R1 (Single-Family Residential) with a General Plan land use designation of Low Density Residential (LDR). The site contains a single-family home. The properties surrounding the project site are all zoned R1 and have a General Plan land use designation of LDR (see Figure 1 below).

Figure 1. Vicinity Map



DESCRIPTION:

The property owner is requesting that the City vacate unused excess street right-of-way adjacent to 296 East 19th Street. The property has a General Plan land use designation of Low Density Residential (LDR). If vacated by the City, the property would revert to the property owners. See Figure 2 below for proposed vacated area.

Figure 2. Proposed Vacated Area



296 E. 19th STREET

 = **PROPOSED AREA TO BE VACATED**

Pursuant to Government Code Section 65402, the Planning Commission must determine whether the location, purpose, and extent of the proposed vacation are in conformity with the City's General Plan. Following the Planning Commission's determination, the City Council will consider the proposed vacation pursuant to Streets and Highways Code Section 8300 et seq.

ANALYSIS:

Government Code Section 65402 (Restrictions on Acquisition and Disposal of Real Property) requires the City's planning agency to review and approve certain actions related to City property. Actions related to acquiring, using, or disposing of public property within the City of Costa Mesa require the Planning Commission to review the proposed use for conformity with the General Plan. Additionally, Streets and Highways Code Section 8334 authorizes the City Council, as the City's legislative body, to summarily vacate excess street or highway right-of-way that is not required for street or highway purposes. The City Engineer has reviewed the vacation request and is in support (Attachment 2).

The 23-foot-deep by 50-foot-wide strip of excess street right-of-way is already developed with landscaping and driveway consistent with the remainder of the front yard of the adjacent private property. The dedication was required in 1977 when the roadway had a different classification, and the roadway has since been downgraded. Even with the requested vacation, the remaining right-of-way on East 19th Street would still provide a 60-foot right-of-way, including a 10-foot public parkway, consistent with the City's Master Plan of Highways, which designates this portion of East 19th Street as a Collector Arterial (two-lanes with no median and a 60-foot total right-of-way).

The Active Transportation Committee reviewed the request at its May 13, 2026 meeting and determined that the subject area is not necessary for public street or highway purposes, including motorist or non-motorist use.

GENERAL PLAN CONFORMANCE:

Planning staff has found the proposal in compliance with the City's General Plan for the following reasons:

- *The proposed vacation conforms to General Plan Goal LU-5A.* As described in the Land Use Element, it is the City's goal to ensure availability of adequate community facilities and provisions of the highest level of public services possible, taking into consideration budgetary constraints and effects on the surrounding area. Even with the requested vacation, the remaining right-of-way on East 19th Street would still provide a 60-foot right-of-way, including a public parkway, consistent with the City's Master Plan of Highways, which designates this portion of East 19th Street as a Collector Arterial (two-lanes with no median and a 60-foot total right-of-way). The excess right-of-way has been reviewed by the Engineering and Transportation Services Divisions, as well as the Active Transportation Committee, and it has been determined that this portion of the East 19th Street public right-of-way is not necessary for public street and highway purposes. The Engineering and Transportation Services Divisions state there are no utilities within the subject excess right-of-way, and, therefore, a reservation for utility easement is not required.
- *The proposed vacation conforms to General Plan Policy LU-5.8 and LU-5.9.* As described in the Land Use Element, it is the City's goal to create and maintain an aesthetically pleasing and functional environment and minimize impacts on existing physical resources. Given that the proposed action will not result in any adverse impacts to public utilities or the transportation network, the proposed vacation is in conformance with the General Plan.

- The proposed action is anticipated to serve the public interest and is anticipated to be a public benefit. The Engineering and Transportation Divisions determined the excess right-of-way is unnecessary for present or future public use. The City may be subject to additional maintenance costs and liabilities associated with having an ownership interest in the subject right-of-way. Consequently, vacating the unnecessary right-of-way serves the public interest and is a public benefit.

ENVIRONMENTAL DETERMINATION:

The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City's environmental procedures, and has been found to be exempt pursuant to CEQA Guidelines Section 15061(b)(3) (General Rule), in that it can be seen with certainty that there is no possibility that the proposed vacation will have a significant effect on the environment.

ALTERNATIVES:

A draft Resolution finding that the vacation of the excess right-of-way along East 19th Street has been provided. If the Planning Commission believes the proposed vacation is inconsistent with the General Plan, the Planning Commission should articulate facts to support its conclusion and direct staff to modify the Resolution to reflect the Planning Commission's findings. The Planning Commission's determination will be transmitted to the City Council for consideration as part of the proposed street vacation.

PUBLIC NOTICE:

Pursuant to the Brown Act, this item was posted on the Agenda 72 hours prior to the meeting.

CONCLUSION:

The proposed vacation would eliminate an approximately 23 foot by 50 foot portion of excess street right-of-way that is not needed for present or prospective transportation purposes. The remaining East 19th Street right-of-way would continue to conform to the City's Master Plan of Highways, and the proposed vacation would not adversely affect public access, transportation facilities, or utilities. Therefore, staff recommends that the Planning Commission adopt the attached resolution finding that the location, purpose, and extent of the proposed vacation are in conformity with the City of Costa Mesa 2015-2035 General Plan and transmit its determination to the City Council.

RECOMMENDATION:

Staff recommends that the Planning Commission adopt a resolution finding that the location, purpose, and extent of the proposed vacation of excess street right-of-way along East 19th Street, adjacent to 296 East 19th Street, are in conformity with the City of Costa Mesa 2015-2035 General Plan and transmit the determination to the City Council for consideration of the proposed vacation.

ATTACHMENTS:

1. Draft Planning Commission Resolution
2. City Engineer Memorandum dated June 8, 2026

RESOLUTION NO. PC-2026-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA FINDING THAT THE VACATION OF EXCESS RIGHT-OF-WAY BY THE CITY OF COSTA MESA ADJACENT TO 296 EAST 19TH STREET IS IN CONFORMANCE WITH THE CITY OF COSTA MESA 2015-2035 GENERAL PLAN

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA HEREBY RESOLVES AS FOLLOWS:

WHEREAS, the Costa Mesa City Council adopted the City of Costa Mesa 2015-2035 General Plan (General Plan) on June 21, 2016;

WHEREAS, the Government Code of the State of California, Section 65402, provides in part that a local agency shall not acquire or lease real property nor abandon or dispose of any real property, nor construct a public building or structure in any county or city, until the location, purpose, and extent of such activity has been reported upon as to conformity with the adopted General Plan applicable thereto;

WHEREAS, the California Streets and Highways Code, Chapter 4, Section 8334(a) authorizes the legislative body of a local agency to summarily vacate excess street or highway right of way that is not required for street or highway purposes;

WHEREAS, the proposed right-of-way vacation has been reviewed by the Engineering and Transportation Services Divisions, and it has been determined that this portion of East 19th Street is not necessary for public street and highway purposes;

WHEREAS, the subject right-of-way is located to the west of the intersection of East 19th Street and Santa Ana Avenue;

WHEREAS, the City of Costa Mesa proposes to vacate a portion of the East 19th Street right-of-way adjacent to the property at 405 East 19th Street;

WHEREAS, even with the requested vacation, the remaining right-of-way on East 19th Street would still provide a 60-foot right-of-way, including a 10-foot public parkway, consistent with the City's Master Plan of Highways, which designates this portion of East 19th Street as a Collector Arterial (two-lanes with no median and a 60-foot total right-of-way);

WHEREAS, the property at 296 East 19th Street abutting the subject right-of-way will revert back to the owner of 296 East 19th Street and is designated as Low Density Residential by the City General Plan;

WHEREAS, the excess right-of-way being vacated has been found by the Engineering and Transportation Divisions to be unnecessary for any present or future motorist and non-motorist use, and as such, the vacation serves the public interest and is a public benefit as it eliminates any maintenance costs and liabilities imposed on the City associated with the excess right-of-way;

WHEREAS, The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City's environmental procedures, and has been found to be exempt pursuant to CEQA Guidelines Section 15061(b)(3) (General Rule), in that it can be seen with certainty that there is no possibility that the proposed vacation will have a significant effect on the environment;

WHEREAS, the CEQA determination reflects the City's independent judgment and analysis;

WHEREAS, the subject property is shown in Attachment 2 to the Planning Commission staff report (City Engineer's Memo) dated June 8, 2026;

WHEREAS, on July 13, 2026, the Costa Mesa Planning Commission reviewed the proposed street vacation and General Plan conformance findings.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby find that the location, purpose, and extent of the proposed vacation of an approximately 23 foot by 50 foot portion of excess East 19th Street right of way adjacent to 296 East 19th Street, as more particularly described and depicted in Exhibits A and B, are in conformity with the City of Costa Mesa 2015–2035 General Plan.

BE IT FURTHER RESOLVED that the Planning Commission finds, based upon the information presented in the staff report and supporting materials, that the subject right of way is not necessary for present or prospective street or highway purposes and transmits this General Plan conformity determination to the City Council for consideration of the proposed summary vacation pursuant to Streets and Highways Code Sections 8334 through 8336.

PASSED AND ADOPTED this 13th day of July, 2026.

Jeffrey Harlan, Chair
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
COUNTY OF ORANGE)ss
CITY OF COSTA MESA)

I, Carrie Tai, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution No. PC-2026-__ was passed and adopted at a regular meeting of the City of Costa Mesa Planning Commission held on July 13, 2026 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Carrie Tai, Secretary
Costa Mesa Planning Commission

Resolution No. PC-2026-__

CITY OF COSTA MESA

ATTACHMENT 2

Department of Public Works / Engineering

INTER OFFICE MEMORANDUM

TO: Carrie Tai, Development Services Director
FROM: Seung Yang, City Engineer *sy. 6/9/26*
DATE: June 8, 2026
SUBJECT: **Proposed Vacation of Excess Right-of-Way at 296 East 19th Street**

At the request of property owner, Adam Zeen, the Public Works Department, Engineering Division, has reviewed the request to vacate excess right-of-way of a portion of East 19th Street (see attachments).

On the Master Plan of Highways, East 19th Street is designated as a Collector Arterial Street (60 feet wide). In 1977, the southwesterly 23-feet of East 19th Street was dedicated by a Parcel Map, book 98, pages 21/22 and recorded on June 8, 1977. The dedication limits at this location were never improved to the full dedication creating excess right-of-way. Per the current Active Transportation Plan under the Existing Bicycle Facilities, East 19th Street is designated as a Class III (Blvd) Bicycle Facility. The request to vacate a portion of East 19th Street would be approximately 23-feet in width. This would allow for a 10-foot public parkway on East 19th Street to remain. There appears to be no public improvements within the subject excess right-of-way, hence a public utility easement reservation is not required.

The excess right-of-way has been reviewed by the Engineering and Transportation Services Divisions, as well as the Active Transportation Committee on May 13, 2026, and it has been determined that this portion of East 19th Street is not necessary for public street and highway purposes and consequently is not required for any motorist and/or non-motorist usage. It is therefore recommended that the proposed vacation continue to be processed and forwarded to the City Council for approval. After the proposed vacation is approved and recorded, the subject-vacated property will revert to the owners of 296 East 19th Street.

It is requested that the Planning Division provide a determination of consistency with the General Plan and present the vacation of this excess right-of-way to the Planning Commission.

Please contact Mohcine Chirar at 714-754-5140 if you have any questions or require further information.

Attachments: Exhibits of proposed vacation of excess right-of-way

c: Raja Sethuraman, Public Services Director
Mohcine Chirar, Associate Engineer

THIS MAP WAS PREPARED FOR ORANGE COUNTY ASSESSOR DEPT. PURPOSES ONLY. THE ASSESSOR MAKES NO GUARANTEE AS TO ITS ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
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[Yellow Box] = AREA TO BE VACATED

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1" = 100'

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296 E. 19th STREET

 = PROPOSED AREA TO BE VACATED



CITY OF COSTA MESA

Agenda Report

77 Fair Drive
Costa Mesa, CA 92626

File #: 26-339

Meeting Date: 7/13/2026

TITLE:

GENERAL PLAN CONFORMITY DETERMINATION FOR PROPOSED EXCESS RIGHT-OF-WAY VACATION EABN-26-0001 ADJACENT TO 405 EAST 19TH STREET

DEPARTMENT: ECONOMIC AND DEVELOPMENT SERVICES
DEPARTMENT/PLANNING DIVISION

PRESENTED BY: CHRIS YEAGER, SENIOR PLANNER

CONTACT INFORMATION: CHRIS YEAGER 714-754-4883
Christopher.Yeager@costamesaca.gov

RECOMMENDATION:

Staff recommends the Planning Commission:

1. Adopt a Resolution finding that the location, purpose, and extent of the proposed vacation of excess street right-of-way along East 19th Street, adjacent to 405 East 19th Street, are in conformity with the City of Costa Mesa 2015-2035 General Plan and transmit the determination to the City Council for consideration of the proposed vacation.



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: July 13, 2026

ITEM NUMBER: CC-3

**SUBJECT: GENERAL PLAN CONFORMITY DETERMINATION FOR PROPOSED
EXCESS RIGHT-OF-WAY VACATION EABN-26-0001 ADJACENT TO
405 EAST 19TH STREET**

**FROM: ECONOMIC AND DEVELOPMENT SERVICES
DEPARTMENT/PLANNING DIVISION**

PRESENTATION BY: CHRIS YEAGER, SENIOR PLANNER

**FOR FURTHER INFORMATION CONTACT: CHRIS YEAGER
714-754-4883
Christopher.Yeager@costamesaca.gov**

RECOMMENDATION:

Staff recommends the Planning Commission:

1. Adopt a Resolution finding that the location, purpose, and extent of the proposed vacation of excess street right-of-way along East 19th Street, adjacent to 405 East 19th Street, are in conformity with the City of Costa Mesa 2015-2035 General Plan and transmit the determination to the City Council for consideration of the proposed vacation.

APPLICANT OR AUTHORIZED AGENT:

The applicant is the property owner, Colin Calvert.

BACKGROUND:

The subject site is the second parcel to the east from the intersection of Tustin Avenue and East 19th Street. The site is zoned R1 (Single-Family Residential) with a General Plan land use designation of Low Density Residential (LDR). The site contains a single-family home. The properties surrounding the project site are all zoned R1 and have a General Plan land use designation of LDR (see Figure 1 below).

Figure 1. Vicinity Map

**DESCRIPTION:**

The property owner is requesting that the City vacate unused excess street right-of-way adjacent to 405 East 19th Street. The property has a General Plan land use designation of Low Density Residential (LDR). If vacated by the City, the property would revert to the property owners. See Figure 2 below for proposed vacated area.

Figure 2. Proposed Vacated Area



Pursuant to Government Code Section 65402, the Planning Commission must determine whether the location, purpose, and extent of the proposed vacation are in conformity with the City's General Plan. Following the Planning Commission's determination, the City Council will consider the proposed vacation pursuant to Streets and Highways Code Section 8300 et seq.

ANALYSIS:

Government Code Section 65402 (Restrictions on Acquisition and Disposal of Real Property) requires the City's planning agency to review and approve certain actions related to City property. Actions related to acquiring, using, or disposing of public property within the City of Costa Mesa require the Planning Commission to review the proposed use for conformity with the General Plan. Additionally, Streets and Highways Code Section 8334 authorizes the City Council, as the City's legislative body, to summarily vacate excess street or highway right-of-way that is not required for street or highway purposes. The City Engineer has reviewed the vacation request and is in support (Attachment 2).

The 20-foot-deep by 60-foot-wide strip of excess street right-of-way is already developed with landscaping consistent with the remainder of the front yard of the adjacent private property. The dedication was required in 1972 when the roadway had a different classification, and the roadway has since been downgraded. Even with the requested vacation, the remaining right-of-way on East 19th Street would still provide a 60-foot right-of-way, including a 10-foot public parkway, consistent with the City's Master Plan of Highways, which designates this portion of East 19th Street as a Collector Arterial (two-lanes with no median and a 60-foot total right-of-way).

The Active Transportation Committee reviewed the request at its May 13, 2026 meeting and determined that the subject area is not necessary for public street or highway purposes, including motorist or non-motorist use.

GENERAL PLAN CONFORMANCE:

Planning staff has found the proposal in compliance with the City's General Plan for the following reasons:

- *The proposed vacation conforms to General Plan Goal LU-5A.* As described in the Land Use Element, it is the City's goal to ensure availability of adequate community facilities and provisions of the highest level of public services possible, taking into consideration budgetary constraints and effects on the surrounding area. Even with the requested vacation, the remaining right-of-way on East 19th Street would still provide a 60-foot right-of-way, including a public parkway, consistent with the City's Master Plan of Highways, which designates this portion of East 19th Street as a Collector Arterial (two-lanes with no median and a 60-foot total right-of-way). The excess right-of-way has been reviewed by the Engineering and Transportation Services Divisions, as well as the Active Transportation Committee, and it has been determined that this portion of the East 19th Street public right-of-way is not necessary for public street and highway purposes. The Engineering and Transportation Services Divisions state

there are no utilities within the subject excess right-of-way, and, therefore, a reservation for utility easement is not required.

- The proposed vacation conforms to General Plan Policy LU-5.8 and LU-5.9. As described in the Land Use Element, it is the City's goal to create and maintain an aesthetically pleasing and functional environment and minimize impacts on existing physical resources. Given that the proposed action will not result in any adverse impacts to public utilities or the transportation network, the proposed vacation is in conformance with the General Plan.
- The proposed action is anticipated to serve the public interest and is anticipated to be a public benefit. The Engineering and Transportation Divisions determined the excess right-of-way is unnecessary for present or future public use. The City may be subject to additional maintenance costs and liabilities associated with having an ownership interest in the subject right-of-way. Consequently, vacating the unnecessary right-of-way serves the public interest and is a public benefit.

ENVIRONMENTAL DETERMINATION:

The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City's environmental procedures, and has been found to be exempt pursuant to CEQA Guidelines Section 15061(b)(3) (General Rule), in that it can be seen with certainty that there is no possibility that the proposed vacation will have a significant effect on the environment.

ALTERNATIVES:

A draft Resolution finding that the vacation of the excess right-of-way along East 19th Street has been provided. If the Planning Commission believes the proposed vacation is inconsistent with the General Plan, the Planning Commission should articulate facts to support its conclusion and direct staff to modify the Resolution to reflect the Planning Commission's findings. The Planning Commission's determination will be transmitted to the City Council for consideration as part of the proposed street vacation.

PUBLIC NOTICE:

Pursuant to the Brown Act, this item was posted on the Agenda 72 hours prior to the meeting.

CONCLUSION:

The proposed vacation would eliminate an approximately 20-foot by 60-foot portion of excess street right-of-way that is not needed for present or prospective transportation, utility, or public access purposes. The remaining East 19th Street right-of-way would continue to conform to the City's Master Plan of Highways, and the proposed vacation would not adversely affect public access, transportation facilities, or utilities. Therefore, staff recommends that the Planning Commission adopt the attached resolution finding that the location, purpose, and extent of the proposed vacation are in conformity with the City of Costa Mesa 2015-2035 General Plan and transmit its determination to the City Council.

RECOMMENDATION:

Staff recommends that the Planning Commission adopt a resolution finding that the location, purpose, and extent of the proposed vacation of excess street right-of-way along East 19th Street, adjacent to 405 East 19th Street, are in conformity with the City of Costa Mesa 2015-2035 General Plan and transmit the determination to the City Council for consideration of the proposed vacation.

ATTACHMENTS:

1. Draft Planning Commission Resolution
2. City Engineer Memorandum dated June 10, 2026

RESOLUTION NO. PC-2026-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA FINDING THAT THE VACATION OF EXCESS RIGHT-OF-WAY BY THE CITY OF COSTA MESA ADJACENT TO 405 EAST 19TH STREET IS IN CONFORMANCE WITH THE CITY OF COSTA MESA 2015-2035 GENERAL PLAN

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA HEREBY RESOLVES AS FOLLOWS:

WHEREAS, the Costa Mesa City Council adopted the City of Costa Mesa 2015-2035 General Plan (General Plan) on June 21, 2016;

WHEREAS, the Government Code of the State of California, Section 65402, provides in part that a local agency shall not acquire or lease real property nor abandon or dispose of any real property, nor construct a public building or structure in any county or city, until the location, purpose, and extent of such activity has been reported upon as to conformity with the adopted General Plan applicable thereto;

WHEREAS, the California Streets and Highways Code, Chapter 4, Section 8334(a) authorizes the legislative body of a local agency to summarily vacate excess street or highway right of way that is not required for street or highway purposes;

WHEREAS, The proposed right-of-way vacation has been reviewed by the Engineering and Transportation Services Divisions, and it has been determined that this portion of East 19th Street is not necessary for public street and highway purposes;

WHEREAS, the subject right-of-way is located to the east of the intersection of East 19th Street and Tustin Avenue;

WHEREAS, the City of Costa Mesa proposes to vacate a portion of the East 19th Street right-of-way adjacent to the property at 405 East 19th Street;

WHEREAS, even with the requested vacation, the remaining right-of-way on East 19th Street would still provide a 60-foot right-of-way, including a 10-foot public parkway, consistent with the City's Master Plan of Highways, which designates this portion of East 19th Street as a Collector Arterial (two-lanes with no median and a 60-foot total right-of-way);

WHEREAS, the property at 405 East 19th Street abutting the subject right-of-way will revert back to the owner of 405 East 19th Street and is designated as Low Density Residential by the City General Plan;

WHEREAS, the excess right-of-way being vacated has been found by the Engineering and Transportation Divisions to be unnecessary for any present or future motorist and non-motorist use, and as such, the vacation serves the public interest and is a public benefit as it eliminates any maintenance costs and liabilities imposed on the City associated with the excess right-of-way;

WHEREAS, The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City's environmental procedures, and has been found to be exempt pursuant to CEQA Guidelines Section 15061(b)(3) (General Rule), in that it can be seen with certainty that there is no possibility that the proposed vacation will have a significant effect on the environment;

WHEREAS, the CEQA determination reflects the City's independent judgment and analysis;

WHEREAS, the subject property is shown in Attachment 2 to the Planning Commission staff report (City Engineer's Memo) dated June 10, 2026;

WHEREAS, on July 13, 2026, the Costa Mesa Planning Commission reviewed the proposed street vacation and General Plan conformance findings.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby find that the location, purpose, and extent of the proposed vacation of an approximately 20 foot by 60 foot portion of excess East 19th Street right of way adjacent to 405 East 19th Street, as more particularly described and depicted in Exhibits A and B, are in conformity with the City of Costa Mesa 2015–2035 General Plan.

BE IT FURTHER RESOLVED that the Planning Commission finds, based upon the information presented in the staff report and supporting materials, that the subject right of way is not necessary for present or prospective street or highway purposes and transmits this General Plan conformity determination to the City Council for consideration of the proposed summary vacation pursuant to Streets and Highways Code Sections 8334 through 8336.

PASSED AND ADOPTED this 13th day of July, 2026.

Jeffrey Harlan, Chair
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
COUNTY OF ORANGE)ss
CITY OF COSTA MESA)

I, Carrie Tai, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution No. PC-2026-__ was passed and adopted at a regular meeting of the City of Costa Mesa Planning Commission held on July 13, 2026 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Carrie Tai, Secretary
Costa Mesa Planning Commission

Resolution No. PC-2026-__

CITY OF COSTA MESA

ATTACHMENT 2

Department of Public Works / Engineering

INTER OFFICE MEMORANDUM

TO: Carrie Tai, Development Services Director
FROM: Seung Yang, City Engineer *S.Y. 6/11/26*
DATE: June 10, 2026
SUBJECT: **Proposed Vacation of Excess Right-of-Way at 405 East 19th Street**

At the request of property owner, Colin Calvert, the Public Works Department, Engineering Division, has reviewed the request to vacate excess right-of-way of a portion of East 19th Street (see attachments).

On the Master Plan of Highways, East 19th Street is designated as a Collector Arterial Street (60 feet wide). In 1972, the southwesterly 20-feet of East 19th Street was dedicated by Tract Map No: 7722, book 299, pages 20/21 and recorded on May 26, 1972. The dedication limits at this location were never improved to the full dedication creating excess right-of-way. Per the current Active Transportation Plan under the Existing Bicycle Facilities, East 19th Street is designated as a Class III (Blvd) Bicycle Facility. The request to vacate a portion of East 19th Street would be approximately 20-feet in width. This would allow for a 10-foot public parkway on East 19th Street to remain. There appears to be no public improvements within the subject excess right-of-way, hence a public utility easement reservation is not required.

The excess right-of-way has been reviewed by the Engineering and Transportation Services Divisions, as well as the Active Transportation Committee on May 13, 2026, and it has been determined that this portion of East 19th Street is not necessary for public street and highway purposes and consequently is not required for any motorist and/or non-motorist usage. It is therefore recommended that the proposed vacation continue to be processed and forwarded to the City Council for approval. After the proposed vacation is approved and recorded, the subject-vacated property will revert to the owners of 405 East 19th Street.

It is requested that the Planning Division provide a determination of consistency with the General Plan and present the vacation of this excess right-of-way to the Planning Commission.

Please contact Mohcine Chirar at 714-754-5140 if you have any questions or require further information.

Attachments: Exhibits of proposed vacation of excess right-of-way

c: Raja Sethuraman, Public Works Director
Mohcine Chirar, Associate Engineer

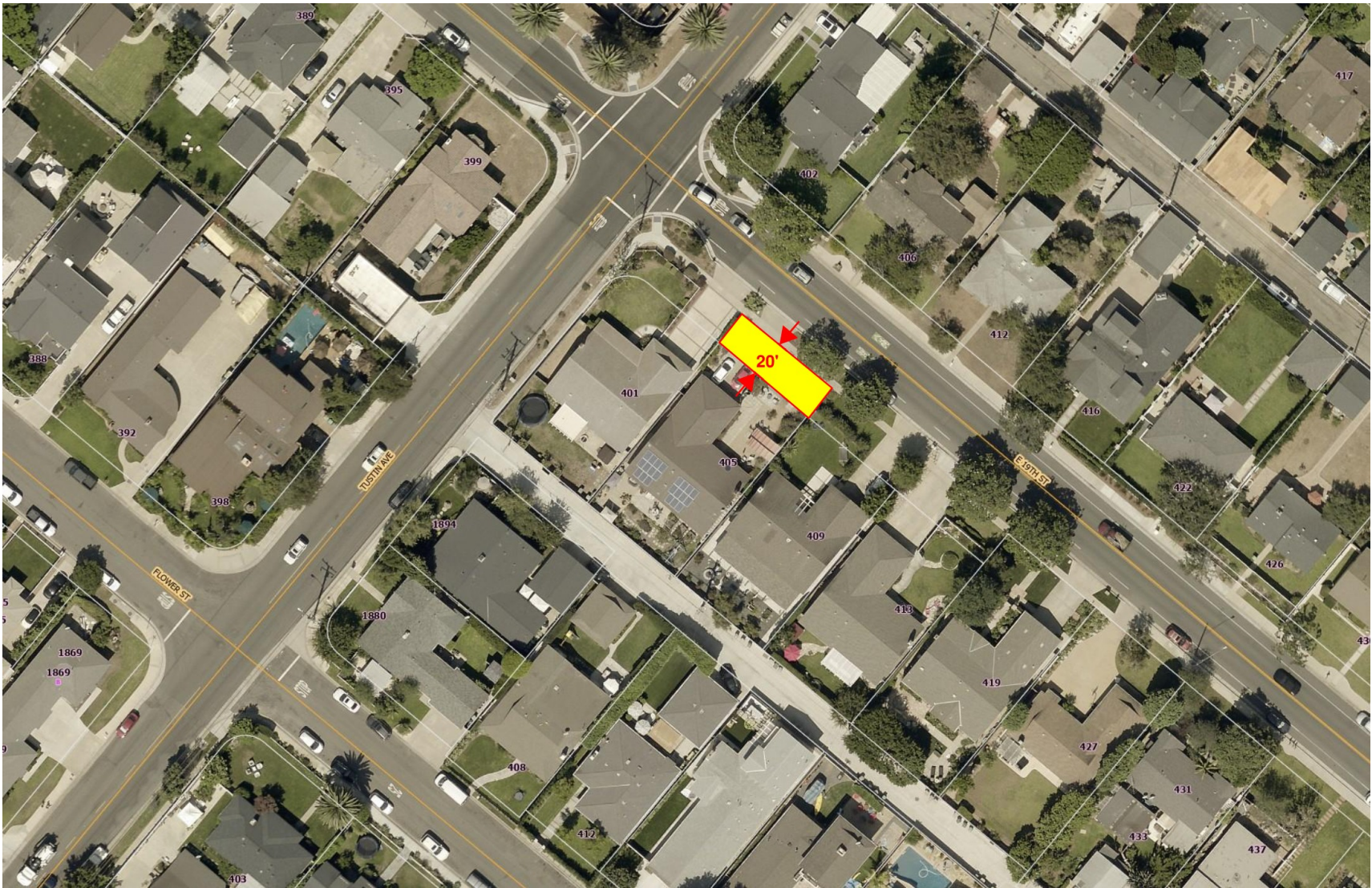
 = AREA TO BE VACATED

$$1'' = 100'$$
DOVER
DRIVE

Q	C	F	C	D
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ASSESSOR'S MAP
BOOK 117 PAGE 34
COUNTY OF ORANGE



405 E. 19th STREET

[Yellow Rectangle] = AREA TO BE VACATED



CITY OF COSTA MESA

Agenda Report

77 Fair Drive
Costa Mesa, CA 92626

File #: 26-340

Meeting Date: 7/13/2026

TITLE:

CONDITIONAL USE PERMIT (PCUP-25-0022) TO ALLOW A PROPOSED AMUSEMENT CENTER (INDOOR TRAMPOLINE PARK) WITHIN AN EXISTING SHOPPING CENTER TENANT SPACE AT 2200 HARBOR BOULEVARD, UNIT P-110

**DEPARTMENT: ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

PRESENTED BY: JUSTIN ARIOS, ASSOCIATE PLANNER

CONTACT INFORMATION: JUSTIN ARIOS 714-754-5667 Justin.Arios@costamesaca.gov

RECOMMENDATION:

Staff recommends the Planning Commission:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Existing Facilities); and
2. Approve Conditional Use Permit 25-0022 based on findings of fact and subject to conditions of approval.



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: JULY 13, 2026

ITEM NUMBER: PH-1

SUBJECT: CONDITIONAL USE PERMIT (PCUP-25-0022) TO ALLOW A PROPOSED AMUSEMENT CENTER (INDOOR TRAMPOLINE PARK) WITHIN AN EXISTING SHOPPING CENTER TENANT SPACE AT 2200 HARBOR BOULEVARD, UNIT P-110

**FROM: ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

APPLICATION DATE: DECEMBER 2, 2025

PRESENTATION BY: JUSTIN ARIOS, ASSOCIATE PLANNER

**FOR FURTHER INFORMATION CONTACT: JUSTIN ARIOS
714-754-5667
Justin.Arios@costamesaca.gov**

RECOMMENDATION

Staff recommends the Planning Commission:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Existing Facilities); and
2. Approve Conditional Use Permit 25-0022 based on findings of fact and subject to conditions of approval.

APPLICANT OR AUTHORIZED AGENT

The authorized agent is David See, representing the applicant/business owner, Joseph Hatch (Jumpstart Trampoline Park) and property owner, Gray Enterprises, LP.

PLANNING APPLICATION SUMMARY

Location:	2200 Harbor Boulevard, Unit P-110	Application Number:	PCUP-25-0022
Request:	Conditional Use Permit (CUP) request to allow a proposed indoor trampoline park (amusement center) within an existing 13,854-square-foot tenant space (previous Party City) in an existing multi-tenant commercial shopping center.		

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone:	C1-S (Shopping Center District)	North (across W Wilson St):	C1-S (Shopping Center District)
General Plan:	General Commercial	South:	C2 (General Business District) & R2-MD (Multi-Family Residential, Medium Density)
Lot Dimensions:	Irregular 517' x 457' x 712' x 775'	East (across College Ave):	R3 (Multi-Family District) & R2-HD (Multi-Family Residential, High Density)
Lot Area:	526,743 SF (12.1 acres)	West (across Harbor Blvd):	C2 (General Business District)
Existing Development:	Multi-tenant shopping center (189,388 SF) with 789 surface parking spaces and existing bike racks.		
Tenant Space (size):	13,854 SF		
Previous Use (tenant space):	Retail (Party City)		

DEVELOPMENT STANDARDS COMPARISON

Development Standard		Required/Allowed C1-S Dev. Standard	Existing/Proposed
Parking			
Existing Development		N/A ¹	789 spaces [no change]
Proposed Use		N/A ¹	54 spaces (based on retail ratio for tenant space)
CEQA Review	Exempt per CEQA Guidelines Section 15301 (Existing Facilities)		
Final Action	Planning Commission		
¹ property located within AB 2097 area			

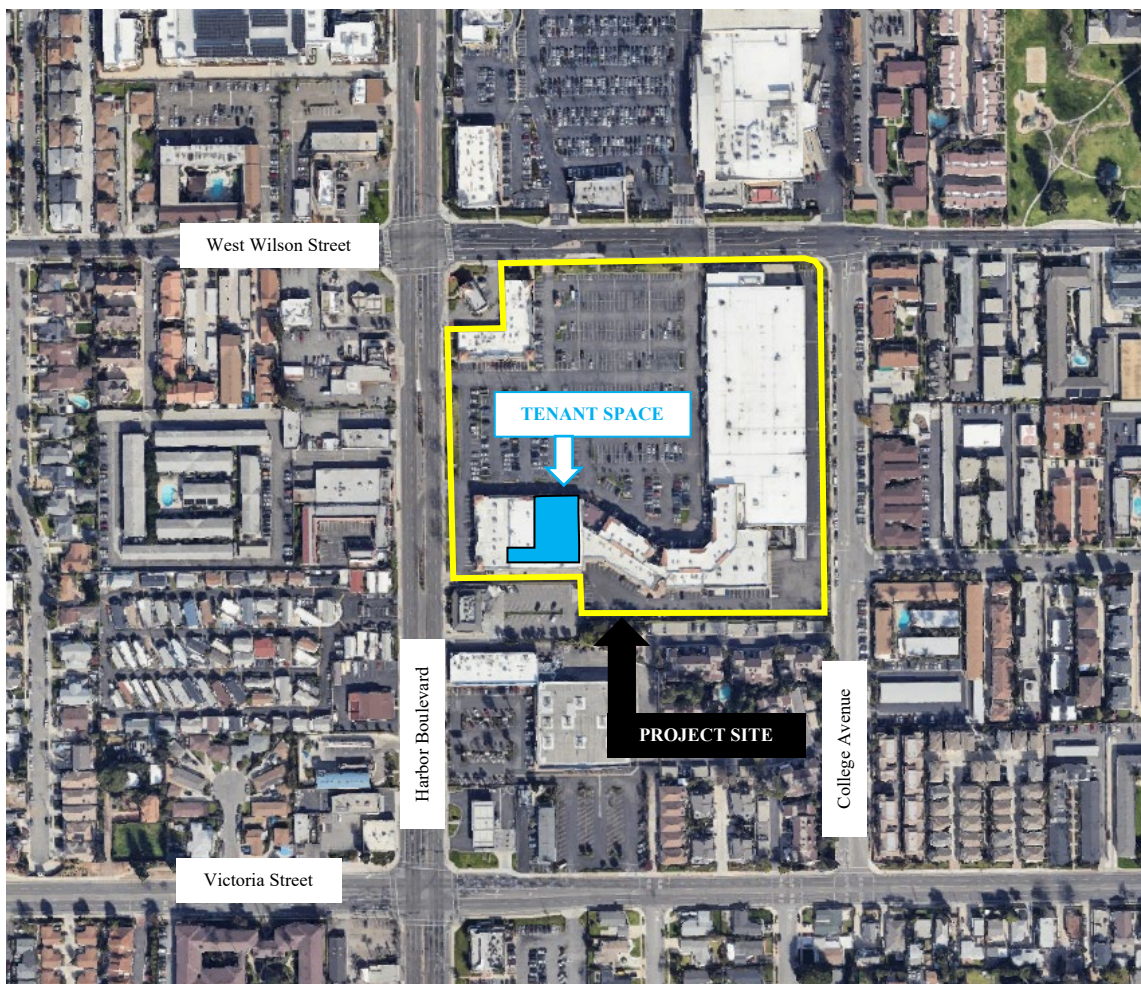
EXECUTIVE SUMMARY

The applicant requests approval of a Conditional Use Permit (PCUP-25-0022) to allow a proposed indoor trampoline park (amusement center) within an existing 13,854-square-foot tenant space (previous Party City) in an existing multi-tenant commercial shopping center located at 2200 Harbor Boulevard. Staff supports the request because the proposed use is consistent with applicable goals, objectives, and policies of the General Plan; complies with applicable provisions of the Zoning Code and respective findings; and is not proposed to operate in a way that would be incompatible with nearby uses. Therefore, staff recommends that the Planning Commission find that the project is exempt from CEQA, and approve the application based on findings of fact and subject to conditions of approval.

SETTING

The subject property is an approximately 12-acre property located at 2200 Harbor Boulevard, located near the intersection of Harbor Boulevard and West Wilson Street. There are two points of ingress/egress on Wilson Street, three on Harbor Boulevard and two on College Avenue. The site is developed as a 189,388-square-foot, multi-tenant commercial center with 789 existing parking spaces. The existing development was originally established in 1963 and expanded over time to its current development. Current tenants within the existing development include Aqua-Tots Swim School, Planet Fitness, along with other food, retail and service uses.

Figure 1. Project Location



The site is designated General Commercial by the City's Land Use Element of the General Plan and is zoned C1-S (Shopping Center District). The General Commercial designation is intended for a wide range of commercial uses that serve both local and regional needs such as retail stores, theaters, restaurants and service establishments. The C1-S zone is intended for large commercial lots constructed as a unified and integrated development. It is the further purpose to provide a wide range of goods and services on a community and regional scale.

Figure 2. Existing Site Photo (tenant space)



The subject property is adjacent to a C1-S zoned property across West Wilson Street to the north developed with Harbor Center shopping center, including Northgate Market, TJ Maxx & HomeGoods and Home Depot as well as various retail uses. Across College Avenue to the east are properties zoned R3 (Multi-Family District) and R2-HD (Multi-Family Residential, High Density) developed with multi-family residential developments. Located to the south are properties zoned C2 (General Business District) & R2-MD developed with Newport Rib Company and multi-family residential uses. Across Harbor Boulevard to the west are properties zoned C2 developed with various commercial/retail uses. Directly adjacent to the subject property to the north/west, on the corner of Harbor Boulevard and West Wilson Street is a C2 (General Business District) zoned property developed with Valvoline Instant Oil Change.

REQUEST

The applicant seeks approval of a CUP pursuant to [CMMC Table 13-30](#) to allow an amusement center land use (Land Use #46) within the C1-S zone.

Proposed Use Classification

Indoor trampoline parks are not specifically listed in the Land Use Matrix. Pursuant to CMMC Section 13-30(d), a proposed use that is not listed in the Land Use Matrix shall be reviewed by the Development Services Director to determine whether it is substantially similar to a listed use. If no substantially similar use exists, the proposed use requires approval of a conditional use permit prior to its establishment.

In this instance, the Development Services Director has determined that the proposed indoor trampoline park is substantially similar to an amusement center because its primary function is to provide indoor, participant-based recreational and entertainment activities. Amusement centers require approval of a conditional use permit in the C1-S zone.

Staff also considered other potentially comparable classifications, including Land Use No. 34, Parks and Playgrounds, and Land Use No. 124, Physical Fitness Facilities. Parks and playgrounds are generally characterized as outdoor or public recreational spaces and are prohibited in the C1-S zone. Physical fitness facilities are primarily intended for exercise, instruction, or personal fitness activities and require approval of a conditional use permit in the C1-S zone. Because the proposed business is primarily an indoor entertainment venue offering trampoline attractions, adventure activities, parties, and group events, staff determined that an amusement center is the most substantially similar listed use.

STANDARD OF REVIEW

To approve a CUP application under CMMC Section 13-29(g)(2)(a-c), the Planning Commission must find that the proposed use must meet specific criteria. The project must be compatible with surrounding developments and should not be detrimental to nearby properties. Additionally, granting the permit must not harm public health, safety, or welfare, nor permit a use, density, or intensity that is inconsistent with the general plan or applicable specific plans. Each application is project-specific and evaluated on its unique merits to ensure it aligns with the City's development standards and the zoning code.

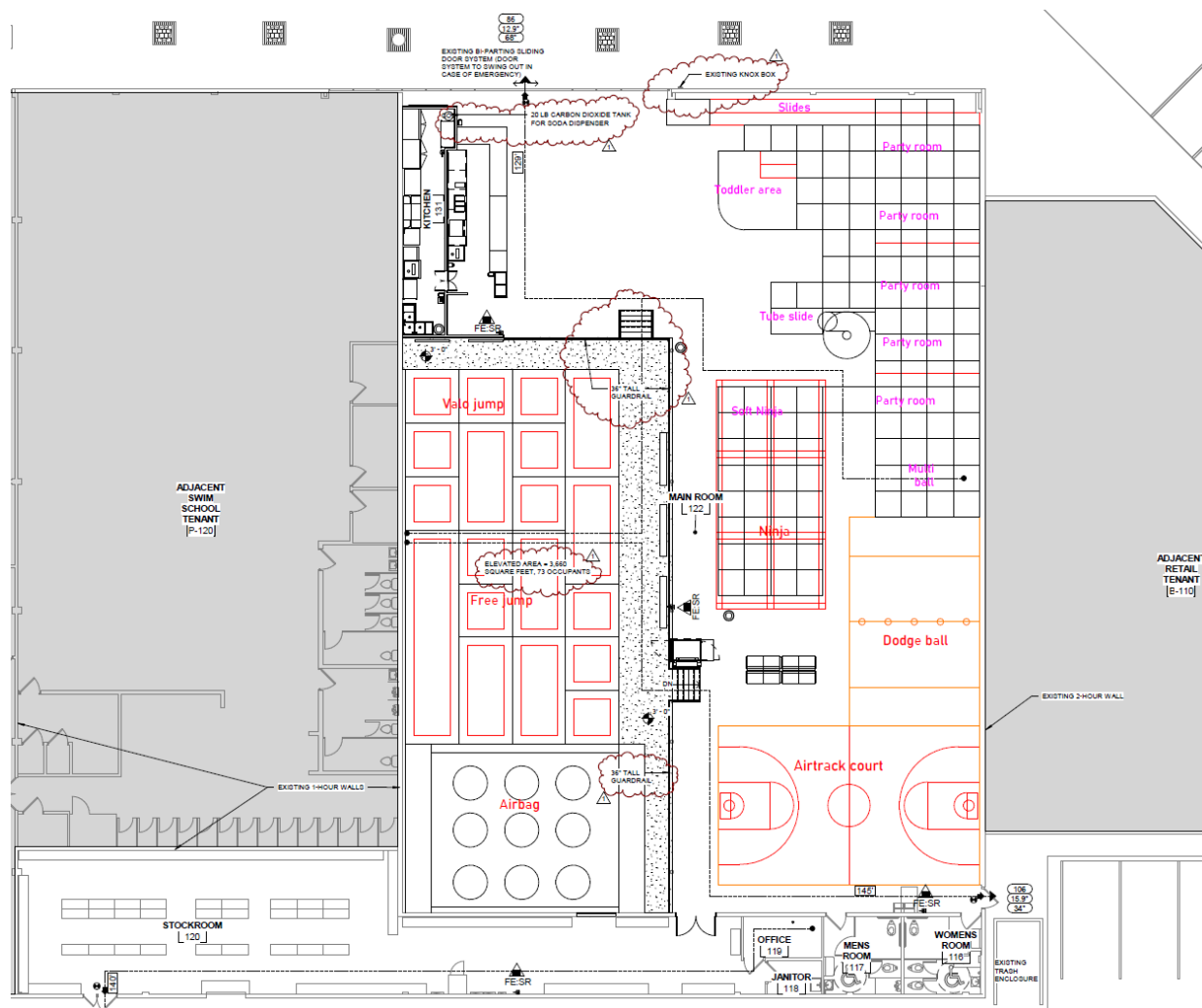
As necessary, proposed conditional uses may have conditions applied to the development and operations to ensure that the required findings can be met. An assessment of the project's relationship to the findings and General Plan is provided later in this report.

PROJECT DESCRIPTION

The proposed use, Jumpstart Trampoline Park, as described in the applicant letter (Attachment 5), is an indoor trampoline park primarily for families with children ages 4 - 14, with parents/guardians required to supervise younger children, though the facility is open to all ages. Typical hours of operation are Sunday - Thursday 10:00 A.M. to 8:00 P.M. and Friday and Saturday, 10:00 A.M. to 10:00 P.M. The trampoline park would be staffed by 3-6 employees during non-peak hours and up to 10-12 employees during peak times.

The proposed floor plan indicates several areas with supercourt, trampolines, airbag area, dodge ball area, party rooms, slides, toddler area, concessions area, kitchen, main entry lobby/check-in counter, restrooms as well as associated coolers/freezers, stockroom/storage, and office.

Figure 3. Floor Plan



Proposed Operations

As outlined in the applicant's letter, the proposed use is an indoor, family-oriented trampoline and adventure park offering open jump sessions, birthday parties, group events, and occasional private facility rentals. All activities would occur indoors with background music kept at family-friendly levels, and no outdoor amplified sound or outdoor attractions are proposed. There would be no outdoor queuing and the doors would remain closed during operation. Groups can rent out individual areas or the entire facility. Additionally, specific areas can be reserved by appointment in advance, but walk-ins are also allowed. Each area has a maximum capacity to ensure safe operations, depending on which area, type of activity, ages of participants, etc. Furthermore, no arcade games are proposed.

Food service will include light concessions such as pre-packaged snacks, ICEE machine, bottled or fountain beverages, and warming equipment in the kitchen. There would be no alcoholic beverages sold or allowed to be consumed on-site.

The applicant proposes to operate the indoor trampoline park in compliance with applicable Advancing Standards Transforming Markets (ASTM) safety standards and to implement additional safety protocols as needed. Safety features include mandatory waivers, grip socks, age-specific play areas, posted rules, trained staff monitors, occupancy controls, regular equipment inspections, emergency preparedness measures, customer safety orientation and continuous employee supervision of all activity areas.

Below are the Jumpstart Adventure Park Rules (Exhibit A from Applicant Letter - Attachment 5):

- All guests must have a valid waiver on file – participants and observers alike
- Jumpstart grip socks are required to enter or participate in any attraction. (This includes parents or guardians entering attractions to assist children.)
- Please follow all team member instructions at all times
- Walk in all non-attraction areas. Running is permitted only within designated play zones
- Height, weight, and age restrictions apply. Please follow posted signage at each attraction
- Children under 13 must have a responsible adult in the park at all times
- No rough play, aggressive behavior, or unsafe conduct
- No belts, sharp objects, or loose items on attractions
- No outside food or beverages. Water bottles are welcome
- No smoking, vaping, alcohol, or intoxicated guests
- No balloons or confetti
- Jumpstart is not responsible for lost or stolen items
- And most importantly... HAVE FUN!

ANALYSIS:

The Shopping Center District zone is intended for large commercial lots constructed as a unified and integrated development. It is the further purpose to provide a wide range of goods and services on a community and regional scale. The proposed indoor trampoline park would be compatible with commercial developments in the same general area and would not be materially detrimental to the nearby residential properties because the use would be conducted entirely within the existing tenant space (no outdoor activity would occur). The existing center contains various commercial retail uses and food and beverage uses, which are compatible with the proposed use. Additionally, next door is the Aqua-Tots Swim School, an existing indoor recreational and instructional use that also primarily serves children and families. There are also no proposed exterior modifications or site improvements, and all improvements for the proposed use would be made to the interior of the existing tenant space. Noise impacts are not anticipated because the use would be conducted entirely within the existing tenant space; additionally, the roll-up door and other doors in the rear of the tenant space both access the stockroom and

are also more than 200 feet from the nearest residential structure. No live entertainment or outdoor activity is proposed as part of this project.

Lastly, the Police Department has reviewed the proposed use and has no objections to the approval of the application.

Parking

As it relates to parking, there is not a specific code requirement for the proposed use per Table 13-89 and parking would be evaluated through the CUP process. However, in this instance, the project site is subject to Assembly Bill (AB) 2097, and thus, the City is barred from imposing a minimum parking requirement on the project and no additional parking is required.

GENERAL PLAN CONFORMANCE:

The Costa Mesa General Plan establishes the long-range planning and policy direction that guides change and preserves the qualities that define the community. The 2015-2035 General Plan sets forth the vision for Costa Mesa through 2035. This vision focuses on protecting and enhancing Costa Mesa's diverse residential neighborhoods, accommodating an array of businesses that serve both local needs and attract regional international spending, and providing cultural, educational, social, and recreational amenities that contribute to the quality of life in the community. Over the long term, General Plan implementation will ensure that development decisions and improvements to public and private infrastructure are consistent with the goals, objectives, and policies contained in this Plan.

The proposed indoor trampoline park use is in conformance with the General Plan land use designation for the property. The following analysis evaluates the proposed project's consistency with specific policies and objectives of the 2015-2035 General Plan.

1. **Policy LU-1.1:** *Provide for the development of a mix and balance of housing opportunities, commercial goods and services, and employment opportunities in consideration of the need of the business and residential segments of the community.*

Consistency: The proposed indoor trampoline park use would contribute to the mix of commercial services provided in the commercial center and immediate area. The use would occupy an existing vacant commercial tenant space, introduce a family-oriented active entertainment option, and create employment opportunities. The project would therefore support a balanced mix of businesses and services that respond to the needs of residents, visitors, and the local business community.

2. **Policy LU-6.7:** *Encourage new and retain existing businesses that provide local shopping and services.*

Consistency: The proposed project would facilitate the establishment of a new business within an existing commercial shopping center and provide an indoor, family-oriented recreational and entertainment service that would provide jumping opportunities for residents and visitors. By reoccupying a former retail tenant space, the project would also support the continued economic vitality of the shopping center and expand the range of locally available services.

FINDINGS:

Pursuant to CMMC, Section 13-29(g), Findings, to approve the project, the Planning Commission must find that the evidence presented in the administrative record substantially meets the following applicable required Conditional Use Permit findings:

- a. **Finding:** The proposed development or use is substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area.

Facts in Support of Finding. The proposed project is to allow a proposed indoor trampoline park (amusement center) within an existing 13,854-square-foot tenant space (previous Party City) in an existing multi-tenant commercial shopping center in the C1-S zone. The proposed indoor trampoline park would be compatible with commercial developments in the same general area and would not be materially detrimental to the nearby residential properties because the use would be conducted entirely within the existing tenant space (no outdoor activity would occur). The existing center contains various commercial retail uses and food and beverage uses, which are compatible with the proposed use. Additionally, the use is similar to the adjacent Aqua-Tots Swim School, an existing indoor recreational and instructional use that also primarily serves children and families. The similarity in customer base and indoor operational characteristics further supports a finding that the proposed use is compatible with the existing mix of uses within the shopping center. There are also no proposed exterior modifications or site improvements, and all improvements for the proposed use would be made to the interior of the existing tenant space.

- b. **Finding:** Granting the conditional use permit will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.

Facts in Support of Finding. The proposed use, as conditioned, would not generate adverse noise, traffic, or parking impacts that are unusual for commercially zoned properties. Noise impacts are not anticipated because the use would be

conducted entirely within the existing tenant space; additionally, the roll-up door and other doors in the rear of the tenant space both access the stockroom and are also more than 200 feet from the nearest residential structure. Furthermore, conditions of approval require the use to be conducted in a manner that would allow for the quiet enjoyment of the surrounding neighborhood. The Police Department has reviewed the proposed use and has no objections to the approval of the application. No live entertainment or outdoor activity are proposed as part of this project.

- c. **Finding:** Granting the conditional use permit will not allow a use, density or intensity which is not in accordance with the General Plan designation and any applicable specific plan for the property.

Facts in Support of Finding. The proposed indoor trampoline park is conditionally permitted in the C1-S (Shopping Center District) zone, subject to conditions of approval as included in this application. The General Plan land use designation of the property is General Commercial. The proposed indoor trampoline park is an appropriate use for the General Commercial land use designation. Furthermore, the proposed project is consistent with General Land Use Policy LU-1.1 and LU-6.7 in that the proposed project would add to the mix and balance of commercial goods, services, and employment opportunities and would provide active entertainment opportunities for residents and visitors.

Review Criteria

Pursuant to CMMC Section 13-29(e), all planning applications shall be reviewed for consistency with the following review criteria. Below is a summary of the project's conformity with each criterion:

(1) Compatible and harmonious relationship between the proposed building and site development, and use(s), and the building and site developments, and uses that exist or have been approved for the general neighborhood.

The proposed indoor trampoline park would be compatible and harmonious with the existing commercial center and surrounding neighborhood because the use would be conducted entirely within the existing tenant space, with no outdoor activities proposed. The shopping center contains a variety of retail, food and beverage, fitness, recreational, and service uses. Aqua-Tots Swim School, an indoor instructional and recreational use that also primarily serves children and families, is located adjacent to the proposed tenant space. The presence of this existing use supports the compatibility of the proposed family-oriented indoor recreation use with the established mix of tenants within the shopping center. Further, there are no proposed exterior modifications or site improvements, and all improvements associated with the proposed use would occur within the existing tenant space. As conditioned, the proposed use would not generate adverse noise, traffic, or parking impacts that are

unusual for commercially zoned properties. Noise impacts are not anticipated because the use would be conducted entirely within the existing tenant space; additionally, the roll-up door and other doors in the rear of the tenant space both access the stockroom and are also more than 200 feet from the nearest residential structure. Conditions of approval would also require the use to operate in a manner that preserves the quiet enjoyment of the surrounding neighborhood. No live entertainment, outdoor amplified sound, or outdoor activities are proposed, and the Police Department has no objections to the request.

(2) Safety and compatibility of the design of buildings, parking area, landscaping, luminaries and other site features which may include functional aspects of the site development such as automobile and pedestrian circulation.

Safety and compatibility are maintained through the proposed project design as there will be no increase to the gross floor area of the existing building, as only tenant improvements will be made to the interior of the existing tenant space. No parking spaces will be impacted through this project, and as such, automobile circulation will not be impacted. Existing pedestrian circulation will still be maintained.

(3) Compliance with any performance standards as prescribed in the Zoning Code.

All performance standards have been deemed to be met as described in the analysis section of this report.

(4) Consistency with the General Plan and any applicable specific plan.

The proposed indoor trampoline park is conditionally permitted in the C1-S (Shopping Center District) zone, subject to conditions of approval as included in this application. The General Plan land use designation of the property is General Commercial. The proposed indoor trampoline park is an appropriate use for the General Commercial land use designation. Furthermore, the proposed project is consistent with General Land Use Policy LU-1.1 and LU-6.7 in that the proposed project would add to the mix and balance of commercial goods, services, and employment opportunities and would provide active entertainment opportunities for residents and visitors.

(5) The planning application is for a project-specific case and is not to be construed to be setting a precedent for future development.

The zoning application is for a unique project-specific case at a unique site with special circumstances and will not be precedent setting for future development.

(6) When more than one planning application is proposed for a single development, the cumulative effect of all the planning applications shall be considered.

The proposed project includes only one application, of which the cumulative effect has been considered through this report.

ENVIRONMENTAL DETERMINATION:

The project is exempt from the provisions of CEQA under CEQA Guidelines Section 15301 (Class 1), Existing Facilities. The Class 1 exemptions apply to minor alterations to existing facilities or structures involving negligible or no expansion of the existing use. The project involves no exterior alterations or additions to an existing commercial building. As conditioned and proposed, the project will have little or no impact on the surrounding area. There will be no resulting increase in the existing floor area of the tenant space. Furthermore, none of the exceptions that bar the application of a categorical exemption pursuant to CEQA Guidelines Section 15300.2 apply. The Project would not result in a cumulative impact; would not have a significant effect on the environment due to unusual circumstances; would not result in damage to scenic resources; is not located on a hazardous site or location and would not impact any historic resources.

ALTERNATIVES:

As an alternative to the recommended action, the Planning Commission may:

Approve the project with modifications. The Planning Commission may suggest specific changes that are necessary to alleviate concerns. If any of the additional requested changes are substantial, the item should be continued to a future meeting to allow a redesign or additional analysis. In the event of significant modifications to the proposal, staff will return with a revised Resolution incorporating new findings and/or conditions.

Deny the project. If the Planning Commission believes that there are insufficient facts to support the findings for approval, the Planning Commission must deny the application, provide facts in support of denial, and direct staff to incorporate the findings into a Resolution for denial. If the project is denied, the applicant could not submit substantially the same type of application for six months.

PUBLIC NOTICE:

Pursuant to CMMC Section 13-29(d) three types of public notification have been completed no less than 10 days prior to the date of the public hearing:

1. **Mailed notice.** A public notice was mailed to all property owners and occupants within a 500-foot radius of the project site July 1, 2026. The required notice radius is measured from the external boundaries of the property.
2. **On-site posting.** A public notice was posted on each street frontage of the project site on July 2, 2026.
3. **Newspaper publication.** A public notice was published once in the Daily Pilot newspaper on July 3, 2026.

As of the completion date of this report, one written public comment has been received in support of the request from the adjacent Newport Rib Company and has been provided as an attachment to this report (Attachment 8). Any public comments received prior to the July 13, 2026, Planning Commission meeting will be provided separately.

CONCLUSION:

Approval of the project would allow for the establishment of an indoor trampoline park (amusement center) within an existing 13,854-square-foot tenant space (previous Party City). The proposed use is in conformance with the General Plan, Zoning Code, Planning Application Review Criteria, and the required CUP findings can be made. The proposed use, as conditioned, would be compatible with the surrounding residences and commercial businesses and would not be materially detrimental to other properties within the area. Therefore, staff recommends approval of the proposed project, subject to the conditions of approval contained in the attached resolution.

ATTACHMENTS:

1. Draft Planning Commission Resolution
2. Vicinity Map
3. Zoning Map
4. Site Photos
5. Applicant Letter
6. Sample Waiver
7. Plans
8. Public Comments

RESOLUTION NO. PC-2026-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA, CALIFORNIA APPROVING
PLANNING APPLICATION PCUP-25-0022 TO ALLOW AN
INDOOR TRAMPOLINE PARK (AMUSEMENT CENTER) AT
2200 HARBOR BOULEVARD, UNIT P110**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA
FINDS AND DECLARES AS FOLLOWS:

WHEREAS, Planning Application PCUP-25-0022 was filed by David See on behalf of Joseph Hatch (Jumpstart Trampoline Park), authorized agent for the property owner, Gray Enterprises, LP, requesting approval of a Conditional Use Permit to allow a proposed indoor trampoline park (amusement center) within an existing 13,854-square-foot tenant in an existing multi-tenant commercial shopping center located in the Shopping Center District (C1-S) zone;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on July 13, 2026, with all persons having the opportunity to speak for and against the proposal;

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the project is exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15301 (Class 1, for Existing Facilities); and

WHEREAS, the CEQA categorical exemption for this project reflects the independent judgement of the City of Costa Mesa.

NOW, THEREFORE, based on the evidence in the record and the findings contained in Exhibit A, and subject to the conditions of approval contained within Exhibit B, the Planning Commission hereby **APPROVES** Planning Application PCUP-25-0022 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Planning Application PCUP-25-0022 and upon applicant's compliance with each and all of the conditions in Exhibit B, and compliance of all applicable federal, state, and local laws. Any approval granted by this Resolution shall be subject to review, modification, or revocation if there is a material

change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

BE IT FURTHER RESOLVED that if any section, division, sentence, clause, phrase or portion of this resolution, or the document in the record in support of this resolution, are for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.

PASSED AND ADOPTED this 13th day of July, 2026.

Jeffrey Harlan, Chair
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
COUNTY OF ORANGE)ss
CITY OF COSTA MESA)

I, Carrie Tai, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution No. PC-2026-__ was passed and adopted at a regular meeting of the City of Costa Mesa Planning Commission held on July 13, 2026 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Carrie Tai, Secretary
Costa Mesa Planning Commission

Resolution No. PC-2026-__

EXHIBIT A

FINDINGS

A. Pursuant to CMMC Section 13-29(g), Findings, to approve the project, the Planning Commission must find that the evidence presented in the administrative record substantially meets the following applicable required Conditional Use Permit findings:

- a. **Finding:** The proposed development or use is substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area.

Facts in Support of Finding. The proposed project is to allow a proposed indoor trampoline park (amusement center) within an existing 13,854-square-foot tenant space (previous Party City) in an existing multi-tenant commercial shopping center in the C1-S zone. The proposed indoor trampoline park would be compatible with commercial developments in the same general area and would not be materially detrimental to the nearby residential properties because the use would be conducted entirely within the existing tenant space (no outdoor activity would occur). The existing center contains various commercial retail uses and food and beverage uses, which are compatible with the proposed use. Additionally, the use is similar to the adjacent Aqua-Tots Swim School, an existing indoor recreational and instructional use that also primarily serves children and families. The similarity in customer base and indoor operational characteristics further supports a finding that the proposed use is compatible with the existing mix of uses within the shopping center. There are also no proposed exterior modifications or site improvements, and all improvements for the proposed use would be made to the interior of the existing tenant space.

- b. **Finding:** Granting the conditional use permit will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.

Facts in Support of Finding. The proposed use, as conditioned, would not generate adverse noise, traffic, or parking impacts that are unusual for commercially zoned properties. Noise impacts are not anticipated because the use would be conducted entirely within the existing tenant space; additionally, the roll-up door and other doors in the rear of the tenant space both access the stockroom and are also more than 200 feet from the nearest residential structure. Furthermore, conditions of approval require the use to be conducted in a manner that would allow for the quiet enjoyment of the surrounding neighborhood. The Police Department has reviewed the proposed use and has no objections to the approval of the application. No live entertainment or outdoor activity are proposed as part of this project.

- c. **Finding:** Granting the conditional use permit will not allow a use, density or intensity which is not in accordance with the General Plan designation and any applicable specific plan for the property.

Facts in Support of Finding. The proposed indoor trampoline park is conditionally permitted in the C1-S (Shopping Center District) zone, subject to conditions of approval as included in this application. The General Plan land use designation of the property is General Commercial. The proposed indoor trampoline park is an appropriate use for the General Commercial land use designation. Furthermore, the proposed project is consistent with General Land Use Policy LU-1.1 and LU-6.7 in that the proposed project would add to the mix and balance of commercial goods, services, and employment opportunities and would provide active entertainment opportunities for residents and visitors.

- B. Pursuant to CMMC Section 13-29(e), all planning applications shall be reviewed for consistency with the following review criteria. Below is a summary of the project's conformity with each criterion:

(1) Compatible and harmonious relationship between the proposed building and site development, and use(s), and the building and site developments, and uses that exist or have been approved for the general neighborhood.

The proposed indoor trampoline park would be compatible and harmonious with the existing commercial center and surrounding neighborhood because the use would be conducted entirely within the existing tenant space, with no outdoor activities proposed. The shopping center contains a variety of retail, food and beverage, fitness, recreational, and service uses. Aqua-Tots Swim School, an indoor instructional and recreational use that also primarily serves children and families, is located adjacent to the proposed tenant space. The presence of this existing use supports the compatibility of the proposed family-oriented indoor recreation use with the established mix of tenants within the shopping center. Further, there are no proposed exterior modifications or site improvements, and all improvements associated with the proposed use would occur within the existing tenant space. As conditioned, the proposed use would not generate adverse noise, traffic, or parking impacts that are unusual for commercially zoned properties. Noise impacts are not anticipated because the use would be conducted entirely within the existing tenant space; additionally, the roll-up door and other doors in the rear of the tenant space both access the stockroom and are also more than 200 feet from the nearest residential structure. Conditions of approval would also require the use to operate in a manner that preserves the quiet enjoyment of the surrounding neighborhood. No live entertainment, outdoor amplified sound, or outdoor activities are proposed, and the Police Department has no objections to the request.

(2) Safety and compatibility of the design of buildings, parking area, landscaping, luminaries and other site features which may include

functional aspects of the site development such as automobile and pedestrian circulation.

Safety and compatibility are maintained through the proposed project design as there will be no increase to the gross floor area of the existing building, as only tenant improvements will be made to the interior of the existing tenant space. No parking spaces will be impacted through this project, and as such, automobile circulation will not be impacted. Existing pedestrian circulation will still be maintained.

(3) Compliance with any performance standards as prescribed in the Zoning Code.

All performance standards have been deemed to be met as described in the analysis section of this report.

(4) Consistency with the General Plan and any applicable specific plan.

The proposed indoor trampoline park is conditionally permitted in the C1-S (Shopping Center District) zone, subject to conditions of approval as included in this application. The General Plan land use designation of the property is General Commercial. The proposed indoor trampoline park is an appropriate use for the General Commercial land use designation. Furthermore, the proposed project is consistent with General Land Use Policy LU-1.1 and LU-6.7 in that the proposed project would add to the mix and balance of commercial goods, services, and employment opportunities and would provide active entertainment opportunities for residents and visitors.

(5) The planning application is for a project-specific case and is not to be construed to be setting a precedent for future development.

The zoning application is for a unique project-specific case at a unique site with special circumstances and will not be precedent setting for future development.

(6) When more than one planning application is proposed for a single development, the cumulative effect of all the planning applications shall be considered.

The proposed project includes only one application, of which the cumulative effect has been considered through this report.

- C. **Environmental Determination.** The project is exempt from the provisions of CEQA under CEQA Guidelines Section 15301 (Class 1), Existing Facilities. The Class 1 exemptions apply to minor alterations to existing facilities or structures involving negligible or no expansion of the existing use. The project involves no exterior alterations or additions to an existing commercial building. As conditioned and

proposed, the project will have little or no impact on the surrounding area. There will be no resulting increase in the existing floor area of the tenant space. Furthermore, none of the exceptions that bar the application of a categorical exemption pursuant to CEQA Guidelines Section 15300.2 apply. The Project would not result in a cumulative impact; would not have a significant effect on the environment due to unusual circumstances; would not result in damage to scenic resources; is not located on a hazardous site or location and would not impact any historic resources.

EXHIBIT B

CONDITIONS OF APPROVAL

- PIng.
1. The use of this tenant space for shall comply with the approved plans and these conditions of approval. Any change in the operational characteristics of the use shall be subject to Planning Division review and may require an amendment to the Conditional Use Permit. Modifications are subject to the final review authority determined by the Economic and Development Services Director or his/her designee.
 2. The applicant shall defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, legal action, or proceeding (collectively referred to as "proceeding") brought against the City, its elected and appointed officials, agents, officers or employees arising out of, or which are in any way related to, the applicant's project, or any approval granted by City related to the applicant's project. The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees, and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, the City and/or the parties initiating or bringing such proceeding. This indemnity provision shall include the applicant's obligation to indemnify the City for all the City's costs, fees, and damages that the City incurs in enforcing the indemnification provisions set forth in this section. City shall have the right to choose its own legal counsel to represent the City's interests, and applicant shall indemnify City for all such costs incurred by City.
 3. The business shall be conducted at all times in a manner that preserves the quiet enjoyment of the surrounding neighborhood. All exterior doors shall remain closed during business operations, except for normal ingress and egress. The business operator shall implement and maintain any security, operational, or noise control measures necessary to ensure compliance with this condition. If noise complaints are received and verified by the City, the Community Development Director may require additional measures to minimize noise impacts and ensure continued compatibility with surrounding uses.
 4. The applicant shall maintain areas that are under the applicant's control and ensure areas are well maintained and free of litter.
 5. The business shall be conducted as described in the applicant's letter, including but not limited to:
 - Alcoholic sale and/or consumption on premises being prohibited;
 - No outdoor amplified sound or outdoor attractions/activities;

- Advancing Standards Transforming Markets (ASTM) safety standards for the park; and
 - Employees monitoring all areas of the park to ensure compliance with safety rules.
6. A copy of the conditions of approval for the conditional use permit shall be kept on premises and presented to any authorized City official upon request. New business/property owners shall be notified of conditions of approval upon transfer of business or ownership of land.
 7. If any section, division, sentence, clause, phrase or portion of this approval is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.
 8. The conditional use permit herein approved shall be valid until revoked, but shall expire upon discontinuance of the activity authorized hereby for a period of 180 days or more. The conditional use permit may be referred to the Planning Commission for modification or revocation at any time if the conditions of approval have not been complied with, if the use is being operated in violation of applicable laws or ordinances, or it, in the opinion of the development services director or his designee, any of the findings upon which the approval was based are no longer applicable.
 9. Once the use is legally established, the planning/zoning application herein approved shall be valid until revoked. The Director of Economic & Development Services or designee may refer the planning/zoning application to the Planning Commission for modification or revocation at any time if any of the following circumstances exist: 1) the use is being operated in violation of the conditions of approval; 2) the use is being operated in violation of applicable laws or ordinances; 3) one or more of the findings upon which the approval was based are no longer applicable; 4) the approval was obtained through fraudulent, erroneous, or misleading information; 5) the use is being operated in an illegal or disorderly manner; 6) the terms or conditions of approval of the conditional use permit have been violated; 7) the use creates an adverse impact on the health, safety, or welfare of surrounding properties and uses; or 8) the use is operated in violation of ABC rules and regulations.

CODE REQUIREMENTS

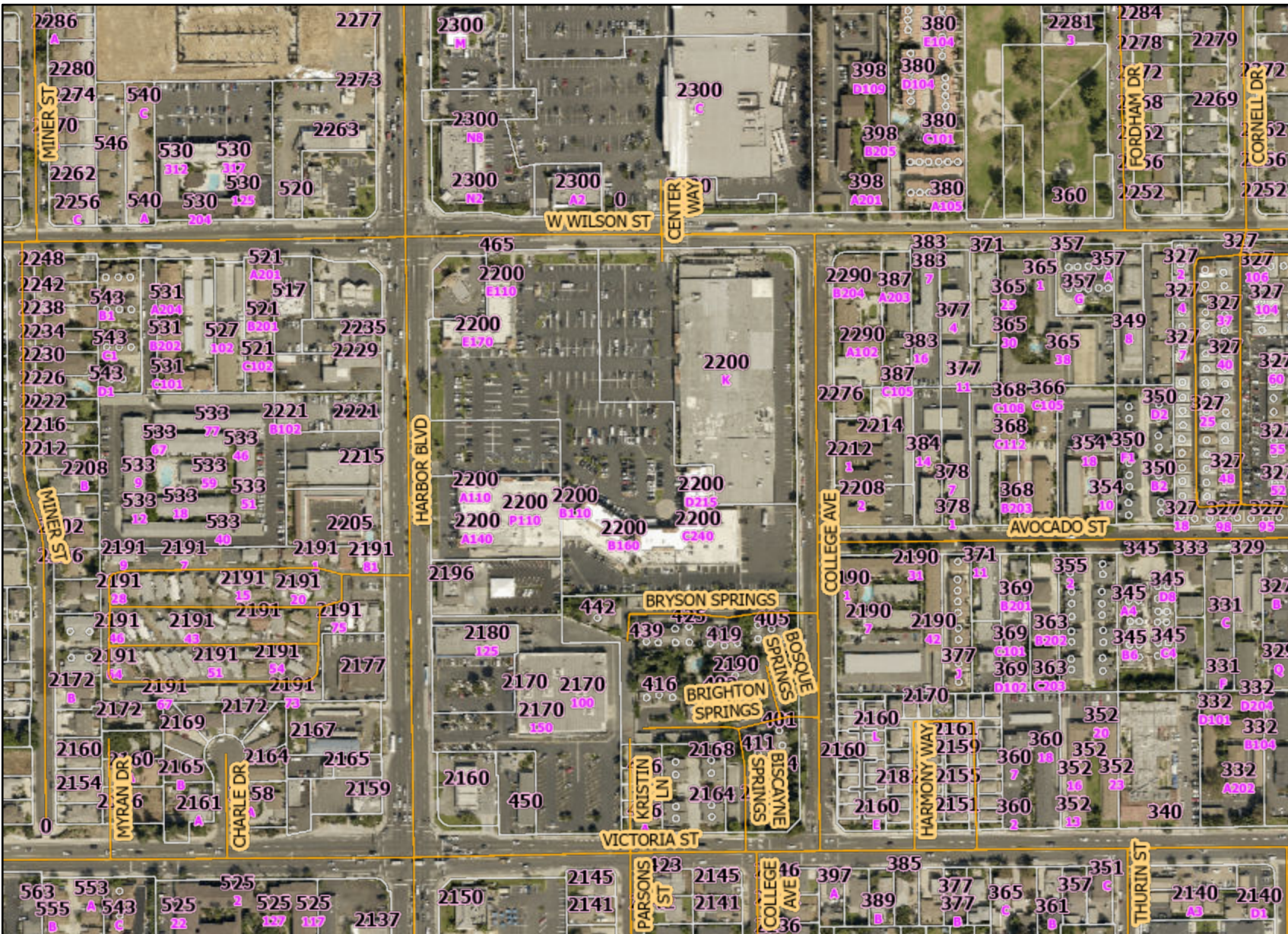
The following list of federal, State and local laws applicable to the project has been compiled by staff for the applicant's reference. Any reference to "City" pertains to the City of Costa Mesa.

- PIng.
1. Permits shall be obtained for all signs and window signs according to the provisions of the Costa Mesa Sign Ordinance.
 2. The maximum occupancy, as determined by provisions of the Uniform Building Code or other applicable codes, shall be posted in public view within the premises, and it shall be the responsibility of management to ensure that this limit is not exceeded at any time.
 3. All noise-generating construction activities shall be limited to 7AM to 7PM Monday through Friday and 9AM to 6PM. Saturday. Noise-generating construction activities shall be prohibited on Sunday and the following Federal holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day.
 4. Street addresses shall be visible from the public street and may be displayed either on the front door, on the fascia adjacent to the main entrance, or on another prominent location. When the property has alley access, address numerals shall be displayed in a prominent location visible from the alley. Numerals shall be a minimum six (6) inches in height with not less than one-half-inch stroke and shall contrast sharply with the background.
 5. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.

Vicinity Map (PCUP-25-0022)

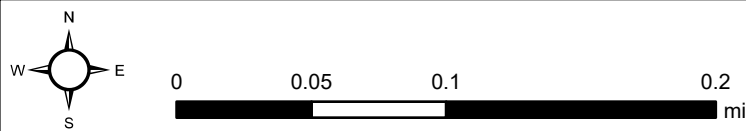
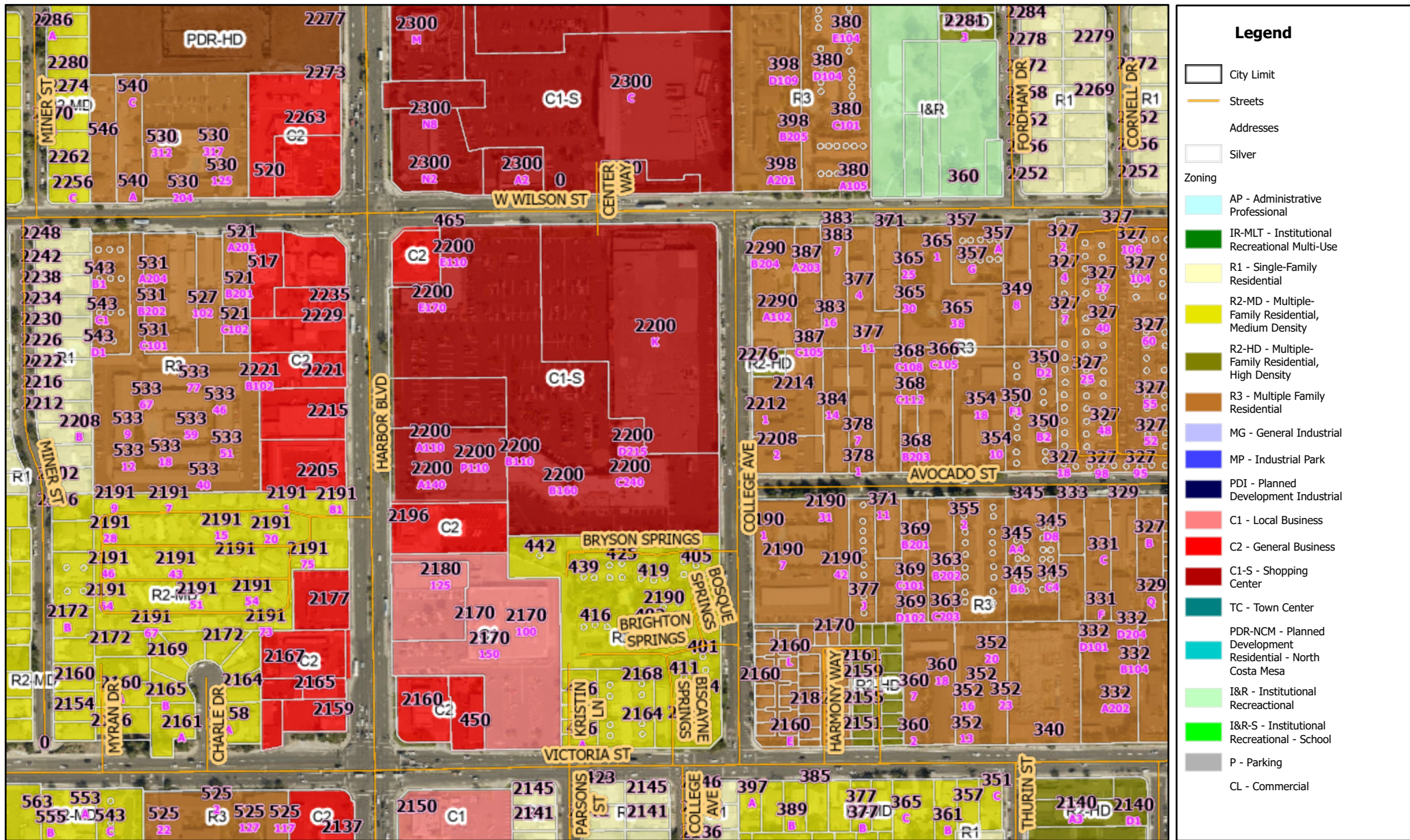
Legend

-  City Limit
-  Streets
-  Addresses
-  Silver



The City of Costa Mesa makes no guarantee as to the accuracy of any of the information provided and assumes no liability for any errors, omissions, or inaccuracies.

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The City of Costa Mesa makes no guarantee as to the accuracy of any of the information provided and assumes no liability for any errors, omissions, or inaccuracies.

Site Photos -
2200 Harbor Boulevard, Unit P110 - Jumpstart Trampoline Park

ATTACHMENT 4

1. Existing tenant space (previous Party City)



2. Portion of existing main multi-tenant building – facing Wilson Street



3. Portion of existing main multi-tenant building – facing Harbor Boulevard



4. Portion of existing other multi-tenant building – building near corner of Harbor Boulevard & Wilson Street (facing subject tenant space – opposite Wilson Street)



5. Portion of existing other multi-tenant building – building near corner of Harbor Boulevard & Wilson Street (facing (At Home tenant space – opposite Harbor Boulevard)



6. Portion of existing main multi-tenant building – closest to and facing Harbor Boulevard



March 25, 2026

City of Costa Mesa
Development Services Department
77 Fair Drive, Second Floor
Costa Mesa, CA 92626

**RE: *Conditional Use Permit Operational Letter
Jumpstart Trampoline Park
2200 Harbor Blvd.***

To Whom it may concern,

We are pleased to submit this Letter of Operation for a proposed indoor trampoline park (proposed “Project”) at the above address. The applicant, Joseph Hatch with JSAP Costa Mesa LLC (dba Jumpstart Park), proposes to establish the Project within an existing 13,854 s.f. commercial tenant space. Surrounding uses include retail uses to the north, south and west, and apartments to the east.

Project Site

The site is currently developed with a 12 acre, 189,388 s.f. shopping center at the southeast corner of Harbor Blvd. and Wilson Street. The site also has street frontage on College Avenue to the east. As shown on the site plan, three driveways are located along the Harbor Blvd. frontage, two along Wilson Street, and two along College Avenue. A total of 789 parking spaces are provided at the site. No site improvements are proposed for the Project.

Floor Plan

The floor plan shows the interior tenant improvements being proposed. Such improvements include a sportcourt, trampolines, airbag area, dodge ball area, kitchen, party rooms, slides, toddler area, concession area, main entry lobby and check-in counter, coolers and freezers, stockroom/storage, office, and two restrooms. No exterior building façade improvements are proposed.

Operations

Employees

- Employees will supervise attractions at all times, enforce safety rules, and provide guest service
- Approximately 3–6 employees on-site during non-peak hours and up to 10–12 employees during peak times, with a total staff of roughly 25–30 part-time and full-time employees

Customers

- Primarily families with children ages 4–14, though the facility is open to all ages, with parents/guardians required to supervise younger children

Hours

- The facility will be open to the general public, with typical hours of operation Sunday–Thursday 10:00 a.m. to 8:00 p.m. and Friday–Saturday 10:00 a.m. to 10:00 p.m.

Safety and Rules

- Safety is the most important core value to the business
- The park will maintain Advancing Standards Transforming Markets (ASTM) safety standards and provide additional safety measures beyond the ASTM standards when necessary
- ASTM standards link:
https://www.astmcatalogs.org/astmcatalogs/2026_bos_catalog/MobilePagedReplica.action?pm=2&folio=Cover#pg1
- Safety measures include signing mandatory liability waivers (see Ex B attached), required grip socks, age-appropriate play areas (including toddler areas), posted rules, trained floor monitors, capacity controls, regular equipment inspections, first-aid supplies, and clearly marked emergency exits
- A “point of sale” system will be implemented to ensure that customers stay within their own designated area
- A “safety video” will explain all safety rules to customers
- Employees will monitor all areas to ensure compliance with safety rules

Recreational Operations

- The proposed use is an indoor, family-oriented trampoline and adventure park offering open jump sessions, birthday parties, group events, and occasional private facility rentals
- All activities will occur indoors; background music is kept at family-friendly levels, and no outdoor amplified sound or outdoor attractions are proposed
- Groups can rent out individual areas or the entire facility
- Areas can be reserved by appointment in advance, but walk-ins are also allowed
- Each area will have a maximum capacity to ensure safe operations, depending on which area, type of activity, ages of participants, etc.
- No arcade games are proposed

Food and beverage

- Food service will include light concessions such as pre-packaged snacks, icee machine, bottled or fountain beverages, and warming equipment in the kitchen
- No alcoholic beverages will be sold or consumed on-site

Parking and deliveries

- Parking will be provided in the existing on-site lot serving the commercial center
- Deliveries will consist primarily of parcel-delivery trucks or food restocking during normal business hours

Parking Analysis

As shown in the tenant list and parking table on sheet AS101 (site plan), a total of 987 spaces are required per the City’s code, and 789 spaces are existing within the center. However, based on our observations of the center, the actual parking demand is much lower than 987 spaces based on the following:

Parking Requirement and Demand for the Center

- The center is never occupied more than approximately 60% during the peak hours (hours shown in tenant list)

- The two businesses with the highest parking requirement, Planet Fitness and Dick's Sporting Goods, which are 170 and 376 spaces respectively, do not reflect the actual demand, which is much lower
- The peak hours for all businesses in the center combined are evenly dispersed throughout each day of the week and time of day – see hours in the tenant list
- A total of 40 spaces maximum is the estimated demand for Jumpstart, which 16 spaces less than the 56 spaces that would be required for a retail business in the same space

Demand for Jumpstart

The proposed indoor adventure park is expected to generate a parking demand that is concentrated during limited weekly peak periods rather than evenly throughout all business hours. Based on our experience operating similar facilities and preliminary demand projections for this location, the highest parking demand is anticipated on Friday evenings, Saturday afternoons, and Sunday afternoons. During those peak periods, we estimate a parking need in the range of approximately 30 to 40 stalls.

Outside of those peak windows, parking demand is expected to be materially lower. Weekday activity is anticipated to be generally light to moderate during daytime hours, with higher visitation occurring after school and into the early evening. This operating pattern differs from uses that generate consistent parking demand throughout the full day.

A further moderating factor is the nature of the use itself. A meaningful share of weekend peak attendance is expected to come from birthday parties and group visits, which typically involve carpooling, shared rides, and short-term drop-off/pick-up activity. As a result, peak visitor counts do not translate directly into the same number of vehicles per visitor. Employee parking demand is expected to be modest relative to guest demand due to a comparatively small staffing footprint during normal operations. In addition, peak demand generally occurs in discrete waves tied to session times and party schedules, rather than as a continuous full-day parking load.

The site also contains other established tenants, including Planet Fitness and surrounding retail uses. The adventure park's busiest periods are expected to have only limited overlap with the strongest demand generated by traditional retail activity, which is often more dispersed across daytime shopping hours. The proposed use also does not generate a weekday morning peak typical of office or school-related uses. While Planet Fitness may experience steady utilization throughout the day, our demand remains concentrated in narrower time blocks—primarily later in the day on weekdays and during weekend afternoons.

As a point of reference, our existing location in Chanhassen, Minnesota—which is more than twice the size of the proposed Costa Mesa facility—operates with approximately 50 parking stalls. This provides additional context for the relative scale of parking demand anticipated for the proposed use.

In practical terms, the proposed use is expected to function as a time-specific, family-oriented recreational use with identifiable peak windows, rather than as a constant all-day generator of parking demand. We believe the parking impact should be evaluated based on the project's actual operating characteristics, including:

- (1) concentrated peak periods,
- (2) lower weekday daytime demand,
- (3) party-related carpooling and drop-off activity,
- (4) modest employee parking demand,
- (5) staggered, session-based peak waves, and
- (6) partial separation from the primary demand patterns of other center tenants.

Based on these factors, we believe the proposed use will not create adverse parking impacts within the existing center. Parking demand is limited to defined peak periods, moderated by carpooling and drop-off activity, and does not substantially overlap with the primary demand patterns of surrounding tenants. When considered in the context of the project's operating characteristics and comparable facilities, we believe the available parking supply is sufficient to accommodate the proposed use in a manner that is compatible with the center and surrounding uses.

Estimated Visitor and Parking Demand Summary (Based on Comparable JS Facilities)

The following estimates are derived from observed operating patterns at comparable indoor adventure park facilities and are intended to illustrate expected visitor distribution and corresponding parking demand throughout a typical week. In aggregate, the projected weekly volume is approximately 1,600–2,000 visitors, with demand concentrated during defined peak periods.

- Monday – Thursday (~35–80 visitors/day; ~9% of weekly volume per day)

Weekday activity is typically low during standard retail hours, with minimal parking utilization—generally fewer than 5 occupied stalls for much of the day. Visitation increases modestly after school hours, with a limited peak between 5:00 PM and 6:00 PM, though overall demand remains well below capacity. Peak parking demand on weekdays is generally 10–15 stalls.

- Friday (~225–275 visitors; ~15% of weekly volume)

Fridays follow a similar pattern to weekdays, with relatively light daytime activity and increased visitation during the evening. Parking demand is typically 15–20 stalls during daytime hours, increasing to approximately 25–30 stalls during the evening peak. Fridays more frequently include parties and group events, which tend to involve carpooling and shared rides, reducing the number of vehicles relative to total attendance.

- Saturday (~450–550 visitors; ~30% of weekly volume)

Saturday represents the highest demand day. Activity generally builds from a slower morning to a peak in the early to mid-afternoon. Parking utilization is estimated at 10–20 stalls in the morning, increasing to approximately 35–40 stalls at peak. This includes approximately 6–8 employee stalls (with total staff on-site potentially higher, though not all employees arrive in separate vehicles). Saturdays also have the highest concentration of birthday parties and group events, which further reduces the ratio of vehicles to visitors.

- Sunday (~350–425 visitors; ~20% of weekly volume)

Sundays also experience strong visitation, with a similar pattern to Saturday—lower activity in the morning followed by a peak in the mid-afternoon. Estimated parking demand ranges from 10–20 stalls in the morning to approximately 30–35 stalls at peak. As with Saturdays, group events contribute to carpooling and drop-off activity, moderating overall parking demand.

For any questions, please feel free to contact me anytime.

Sincerely,

A handwritten signature in blue ink that reads "David See". The signature is fluid and cursive, with the first name "David" and last name "See" clearly distinguishable.

David See
See's Development Advisors, LLC
dave@seesdev.com
562-514-5881

EXHIBIT A

Jump Start Adventure Park Rules

1. All guests must have a valid waiver on file — participants and observers alike
2. Jump Start grip socks are required to enter or participate in any attraction.
(This includes parents or guardians entering attractions to assist children.)
3. Please follow all team member instructions at all times
4. Walk in all non-attraction areas. Running is permitted only within designated play zones
5. Height, weight, and age restrictions apply. Please follow posted signage at each attraction
6. Children under 13 must have a responsible adult in the park at all times
7. No rough play, aggressive behavior, or unsafe conduct
8. No belts, sharp objects, or loose items on attractions
9. No outside food or beverages. Water bottles are welcome
10. No smoking, vaping, alcohol, or intoxicated guests
11. No balloons or confetti
12. Jump Start is not responsible for lost or stolen items
13. And most importantly... HAVE FUN!

EXHIBIT B



COLORED FLOOR PLAN

EXHIBIT C



BAG RUN



Jump Start Adventure Park

****** PLEASE READ THIS DOCUMENT CAREFULLY ******

JUMP START ADVENTURE PARK CHANHASSEN, LLC, DBA JUMP START ADVENTURE PARK CHANHASSEN ("JUMP START ADVENTURE PARK CHANHASSEN") PARTICIPANT ARBITRATION, INDEMNIFICATION, WAIVER, GENERAL RELEASE, AND ASSUMPTION OF RISK AGREEMENT ("AGREEMENT")

LEGAL RIGHTS: By signing this AGREEMENT, I understand that I am waiving certain rights for myself and the minors named herein, including the right to pursue any legal action or negligence-based claim.

AUTHORIZATION TO SIGN: By signing this AGREEMENT, I represent, under penalty of perjury, that I am actually authorized to sign this AGREEMENT on behalf of all individuals named herein, and I am authorized to waive any rights held by those individuals to pursue a claim or legal action against JUMP START ADVENTURE PARK CHANHASSEN for any injury, including paralysis or death, caused in whole or in part by the negligence or fault of JUMP START ADVENTURE PARK CHANHASSEN, including any of its owners, affiliates, agents, employees, insurers, vendors, and suppliers. I acknowledge and understand that JUMP START ADVENTURE PARK CHANHASSEN is relying upon this representation before allowing participants to enter and use this facility. I further understand, acknowledge, and agree that any fraudulent or inaccurate representation in this AGREEMENT may subject me to certain obligations and legal action, including but not limited to defense and indemnification, fraud, and trespass. I understand that signing on behalf of a minor without legal authority may result in legal penalties, including personal liability for claims brought by or on behalf of the minor.

PERSONAL RESPONSIBILITY: In order to gain access to any of the facilities at Jump Start Adventure Park Chanhassen's premises, including, but not limited to, the interior and exterior of the JUMP START ADVENTURE PARK CHANHASSEN building, restaurant areas, restrooms, party rooms, reduced/altered/theatrical/laser lighting, and special effects lighting (the "PREMISES"), and/or to participate in or use JUMP START ADVENTURE PARK CHANHASSEN's equipment, services, or activities, including but not limited to, airbags, ball pits, basketball courts, climbing walls, dodgeball courts, freestyle jump, giant inflatable slide, large inflatable attractions with different obstacles and slides, softplay, ropes course, slides, zip lines, special events, birthday parties, mom & me activities, and access to JUMP START ADVENTURE PARK CHANHASSEN's restaurant area. (collectively, "ACTIVITIES"), I/we certify that I/we:

1. have no physical or mental limitations or conditions, including pregnancy, that would prohibit or impair participation in the ACTIVITIES;
2. am/are not intoxicated or taking any prescription or non-prescription drugs that would prohibit or impair participation in the ACTIVITIES;
3. am/are not participating in the ACTIVITIES against the advice of any medical professional;
4. will exercise my/our sole judgment to determine my/our levels of fitness, skill, and health to participate in ACTIVITIES;
5. will only participate in ACTIVITIES for which I/we have sufficient skill to avoid injury;
6. understand and will abide by all rules established for all ACTIVITIES, including, without limitation, all verbal instructions, Safety Rules, and posted signage at the PREMISES, and I/we have had the opportunity to ask questions;

7. will alert Jump Start staff of any of any safety rule violations or dangerous behavior in which I observe other participants engaging;
8. have watched Jump Start's safety videos prior to participating in ACTIVITIES and understand the associated safety rules;
9. acknowledge and understand that, outside of the verbal instructions, Safety Rules, and posted signage at the PREMISES, JUMP START ADVENTURE PARK CHANHASSEN does NOT provide guidance or instruction for how to use the ACTIVITIES;
10. acknowledge and understand that I or an adult under my direction shall be responsible for closely watching and supervising all individuals named herein at all times while on the PREMISES or participating in the ACTIVITIES and for making sure all individuals named herein are using the PREMISES and participating in the ACTIVITIES in a safe manner, and are following all rules at all times and
11. accept sole responsibility for my/our own conduct and actions, as well as the conduct and actions of each other, while participating in the ACTIVITIES, and I/we will not rely solely on the supervision and/or monitoring provided by Jump Start Adventure Park Chanhassen.

RELEASE OF LIABILITY: Despite all known and unknown risks, including but not limited to, serious bodily injury, permanent disability, paralysis, and death, that may be sustained while on the PREMISES, I, on behalf of myself, and all individuals named herein, including minor children, and our respective wards, heirs, assigns, personal representatives, and estates, if any (collectively, the "RELEASORS") hereby expressly, unconditionally, and voluntarily agree to release, relinquish, waive, hold harmless, forever discharge, and covenant not to sue JUMP START ADVENTURE PARK CHANHASSEN and its agents, owners, parent company, subsidiaries, affiliated facilities, franchisors, officers, directors, principals, volunteers, employees, independent contractors, insurers, facility operators, land and/or PREMISES owners, and any and all other persons and entities acting in any capacity on Jump Start Adventure Park Chanhassen's behalf, including suppliers, designers, installers, vendors, or manufacturers of any climbing equipment, foam pit material, zip lines, inflatable attractions, slides, airbags, or such other material and equipment at the PREMISES (collectively, the "RELEASEES"), from any and all liability for any causes of action, suits, sums of money, controversies, damages, judgments, claims, or demands, whatsoever, in law or in equity, including, but not limited to, any and all claims which allege negligent acts and/or omissions committed by the RELEASEES while the RELEASORS are on or about the PREMISES, participating in, or as a result of participating in, any of the ACTIVITIES on or about the PREMISES, and/or using any items purchased on or about the PREMISES, regardless of how any claim or accident may occur and whether the action arises out of any damage, loss, personal injury, emotional injury, or death to the RELEASORS. This release of liability is effective and valid regardless of whether the damage, loss, personal injury, emotional injury, or death is a result of any negligent act or omission by the RELEASEES. This release of liability further includes any claims for first-aid or medical treatment provided (negligently or otherwise) or failed to be provided by the RELEASEES.

ASSUMPTION OF RISK: The RELEASORS acknowledge they:

1. are voluntarily participating in the ACTIVITIES, which the RELEASORS agree are dangerous, with both known and unknown inherent risks that cannot be alleviated without changing the nature of the ACTIVITIES, including, but not limited to, risk of falling, risk of colliding with others, risk of bruises, sprains, dislocations, fractures, sprained or torn ligaments, and other bodily trauma and injury(ies), emotional trauma or injury, paralysis and/or permanent disability, or even death, deriving from, but not limited to, equipment malfunctions; building malfunctions; lack of supervision and/or trained equipment monitors; lack of proper equipment or padding, netting, or other safety measures; slipping; falling; landing; any illness, including, but not limited to, known or unknown infectious and/or communicable diseases, epidemics, and/or pandemics, or known or unknown intentional or negligent failure to quarantine without regard to declarations made or not made by federal, state, or local authorities; colliding with fixed objects or other people; or negligence, errors, or omissions by the RELEASORS, the RELEASEES, and/or any other person or entity while on the PREMISES;
2. voluntarily assume all risks related in any way to the ACTIVITIES, including but not limited to those listed in the preceding paragraph; and
3. understand and acknowledge that JUMP START ADVENTURE PARK CHANHASSEN does not manufacture the trampolines or other equipment located at the PREMISES but purchases and/or leases the trampolines and other equipment from other parties over which it does not have control, and therefore, JUMP START ADVENTURE PARK CHANHASSEN shall not be held liable for defective products or equipment.

4. understand and acknowledge that JUMP START ADVENTURE PARK CHANHASSEN does not manufacture the available food products sold and distributed on the PREMISES, but rather purchases the food from other parties over which JUMP START ADVENTURE PARK CHANHASSEN does not have control, and therefore JUMP START ADVENTURE PARK CHANHASSEN shall not be held liable for defective products.

COVENANT NOT TO SUE: The RELEASORS agree that the RELEASORS WILL NOT SUE OR MAKE A CLAIM against the RELEASEES, including negligence based claims, expressly including the owner and operator of the PREMISES as well as the employees working at the PREMISES, for damages or other losses sustained as a result of my or the minor(s) identified below participating in the ACTIVITIES.

DEFENSE AND INDEMNIFICATION: The RELEASORS hereby agree to defend, indemnify, and hold harmless the RELEASEES from and against any and all losses or liability, claims, obligations, costs, damages, and/or expenses, including attorneys' fees, arising out of access to or use of the PREMISES and/or participation in or use of ACTIVITIES, including, but not limited to, any losses, injury, damages, or claims caused by, resulting from, or related to, in any way, the negligence or fault of any RELEASORS, or any losses, damages or claims caused by, resulting from or related to, in any way, the negligence or fault of RELEASEES, or any signatory to this AGREEMENT wrongfully representing the signatory's authority to sign this AGREEMENT. The scope of this Defense and Indemnification provision includes but is not limited to, any actions or suits brought by or on behalf of a minor named herein. Indemnification herein includes any and all attorneys' fees, costs, damages, and/or judgments incurred.

LIABILITY FOR PROPERTY: The RELEASORS agree that the RELEASEES are not liable for any personal property that is damaged, lost, or stolen while on or about the PREMISES, including, but not limited to, a vehicle or its contents, or any property in a locker, whether or not the RELEASEES were negligent.

PHOTOGRAPHY/VIDEO RELEASE: By entering the PREMISES, the RELEASORS acknowledge that the RELEASORS and all individuals named herein, including minor children, hereby grant to JUMP START ADVENTURE PARK CHANHASSEN the irrevocable right and permission to photograph and/or record video of RELEASORS on the PREMISES and to use all such photographs and/or recordings for any lawful purpose, including, without limitation, for advertising, promotional, and other commercial purposes, in any manner, and all media now or hereafter known, in perpetuity throughout the world, without restriction as to alteration. The RELEASORS waive any right to inspect or approve the use of any photograph and/or recording, and the RELEASORS acknowledge and agree that the rights granted by this release are without compensation of any kind. This indemnification also extends to any third-party claims arising from the participation of the undersigned or any minor(s) under their care.

PRIVACY: Please be aware that JUMP START ADVENTURE PARK CHANHASSEN, and its agents may collect, use, share, and secure information as part of your agreement to participate in ACTIVITIES on the PREMISES. Please read our privacy policy at XXXX@XXXX.com for more information about how the RELEASEES collect, use, and disclose information about RELEASORS. By signing herein, the RELEASORS understand and agree to Jump Start Adventure Park Chanhassen's privacy policy and the use of the RELEASORS' personal information.

TERMS OF AGREEMENT AND SEVERABILITY: The RELEASORS understand that this AGREEMENT will have full force and legal effect each and every time any of the RELEASORS visit the PREMISES, whether at the current location or any other JUMP START ADVENTURE PARK CHANHASSEN location or facility in the State of Minnesota, or any of its subsidiary or affiliates' locations or facilities. The RELEASORS agree and understand that this AGREEMENT is intended to be as broad and inclusive as is permitted by the laws of Minnesota and that, if any portion thereof is held invalid or unenforceable, that invalidity or unenforceability does not affect the other provisions of this AGREEMENT, which shall continue in full legal force and effect. In the event RELEASEES have already signed an agreement with the current location or any other JUMP START ADVENTURE PARK CHANHASSEN location or facility in Minnesota, the terms of this AGREEMENT shall prevail to the extent that there are any conflicts or inconsistency between the terms of this AGREEMENT and the terms of any prior agreement.

ARBITRATION AND VENUE; TIME LIMIT TO BRING CLAIM: RELEASORS understand that by agreeing to arbitrate any dispute as set forth in this section, they are waiving their rights, and the right(s) of the minor child(ren)

above, to maintain a lawsuit against JUMP START ADVENTURE PARK CHANHASSEN and the other Releasees for any and all claims covered by this Agreement. RELEASORS understand that any and all disputes or claims arising out of or relating to this AGREEMENT, a breach thereof, the premises, facilities, ACTIVITIES, property damage (real or personal), personal injury (including death), or the scope, interpretation, arbitrability, or validity of this AGREEMENT, including this arbitration agreement, shall be brought by the parties only in their individual capacity and not as a plaintiff or class member in any purported class or representative capacity. By agreeing to arbitrate, RELEASORS understand that they will **NOT** have the right to have their claim determined by a jury, and the minor child(ren) above will **NOT** have the right to have claim(s) determined by a jury. Reciprocally, JUMP START ADVENTURE PARK CHANHASSEN and the other Releasees waive their right to maintain a lawsuit against RELEASORS and the minor child(ren) above for any and all claims covered by this Agreement, and they will not have the right to have their claim(s) determined by a jury. **ANY DISPUTE, CLAIM OR CONTROVERSY ARISING OUT OF OR RELATING TO MY OR THE CHILD'S ACCESS TO AND/OR USE OF JUMP START ADVENTURE PARK CHANHASSEN PREMISES AND/OR ITS EQUIPMENT, INCLUDING THE DETERMINATION OF THE SCOPE OR APPLICABILITY OF THIS AGREEMENT TO ARBITRATE, SHALL BE BROUGHT WITHIN ONE YEAR OF ITS ACCRUAL (i.e., the date of the alleged injury) FOR AN ADULT AND WITHIN THE APPLICABLE STATUTE OF LIMITATIONS FOR A MINOR AND BE DETERMINED BY ARBITRATION IN THE COUNTY OF JUMP START ADVENTURE PARK CHANHASSEN FACILITY, MINNESOTA, BEFORE ONE ARBITRATOR. THE ARBITRATION SHALL BE ADMINISTERED BY JAMS PURSUANT TO ITS RULE 16.1 EXPEDITED ARBITRATION RULES AND PROCEDURES. JUDGMENT ON THE AWARD MAY BE ENTERED IN ANY COURT HAVING JURISDICTION. THIS CLAUSE SHALL NOT PRECLUDE PARTIES FROM SEEKING PROVISIONAL REMEDIES IN AID OF ARBITRATION FROM A COURT OF APPROPRIATE JURISDICTION.** The location of the arbitration shall be at a location determined by the arbitrator pursuant to Rule 19 that is within 100 miles of the PREMISES at issue unless another location is agreed upon by all parties to the arbitration. The decision and award shall be binding upon all parties, and judgment on the arbitration award may be entered in any federal or state court having jurisdiction thereof. No award shall exceed the amount of the claim submitted by either party, and the arbitrator shall have no authority to award punitive or exemplary damages. This Agreement shall be governed by, construed and interpreted in accordance with the laws of the State of **MINNESOTA** without regard to choice of law principles. Notwithstanding the provision with respect to the applicable substantive law, any arbitration conducted pursuant to the terms of this Agreement shall be governed by the Federal Arbitration Act (9 U.S.C., Sec. 1-16). I understand and acknowledge that the JAMS Arbitration Rules to which I agree are available online for my review at jamsadr.com, and include JAMS Comprehensive Arbitration Rules & Procedures; Rule 16.1 Expedited Procedures; and, Policy On Consumer Minimum Standards Of Procedural Fairness.

If either party files suit in violation of this paragraph, such party shall reimburse the other for their costs and expenses, including attorneys' fees, incurred in seeking abatement of such suit and enforcement of this paragraph. The scope of this AGREEMENT is intended to be as broad as possible under applicable law and shall include all types of negligence, tort, contract, statutory, and administrative actions. Based upon the foregoing, I acknowledge that the right to a trial by jury, via a civil action, is being specifically waived/given up.

INDIVIDUAL CAPACITY ACTIONS ONLY: As stated in the arbitration agreement, Releasees understand that by signing this agreement, they are agreeing to only bring about claims in their individual capacity and not as a plaintiff or class member in any purported class or representative capacity. This applies to all actions based on claims related to all types of negligence, tort, contract, statutory, and administrative actions.

LET US KNOW BEFORE YOU GO: In the event of any injury, the RELEASORS agree to alert JUMP START ADVENTURE PARK CHANHASSEN of that injury prior to leaving the PREMISES on the injury date. The RELEASORS acknowledge that the RELEASEES typically do not retain video surveillance beyond thirty (30) days.

By signing this AGREEMENT, whether in paper or electronic format, I certify that I had a reasonable and sufficient opportunity to read and understand this entire AGREEMENT and consult with legal counsel or have voluntarily waived the right to do so; that I am actually authorized to sign this AGREEMENT on behalf of all individuals named herein; that I understand that I have forever waived, on behalf of all RELEASORS, the right to maintain any legal action

against the RELEASEES based on any claim from which I have released the RELEASEES herein; and that all RELEASORS knowingly and voluntarily agree to be bound by all terms and conditions of this AGREEMENT.

Consent to Receive Automated Text Messages

☐ By clicking this checkbox and providing a mobile phone number and/or email below, Releasor(s) consent and agree to receive SMS text messages and/or emails from JUMP START ADVENTURE PARK CHANHASSEN and its agents and contractors using an automatic telephone dialing system and/or email platform. Releasor(s) authorize JUMP START ADVENTURE PARK CHANHASSEN to periodically text and/or email about programs, offers, marketing, and other information. Releasor(s) also understand that no agreement to receive autodialed or prerecorded calls or texts is necessary to use and enjoy the products and services offered by Jump Start Adventure Park Chanhassen. Releasor(s) may decline to receive autodialed or prerecorded calls or texts in several ways, including by responding with "STOP" or by emailing an opt-out request (including any mobile number) to info@jumpstartpark.com. Standard carrier messaging and data rates may apply.

An individual MUST have reached the age of majority in their state of residence to sign this AGREEMENT on their own behalf.

To sign this AGREEMENT on behalf of any individual who is under the age of majority (a minor), an adult MUST be the minor's parent or legal guardian or must be actually authorized to sign on the minor's behalf.

Enter Adult Full Name and Date of Birth.

Adult First Name: _____ Adult Last Name: _____

Adult Date of Birth: _____ Phone: _____

Email: _____

Signature: _____

Date: _____

Enter Full Name and Date of Birth of all Minors

Child Full Name #1: _____ Date of Birth: _____

Child Full Name #2: _____ Date of Birth: _____

Child Full Name #3: _____ Date of Birth: _____

Child Full Name #4: _____ Date of Birth: _____

Child Full Name #5: _____ Date of Birth: _____

Child Full Name #6: _____ Date of Birth: _____

We reserve the right to review your license and/or other forms of identification to verify your identity and age.

INDEX OF DRAWINGS - MASTER	
NUMBER	SHEET TITLE
GENERAL	
G001	COVER SHEET, SHEET INDEX, CODE DATA, VICINITY MAP
LS101	LIFE SAFETY PLAN
ARCHITECTURAL	
AS101	SITE PLAN
AG001	ARCHITECTURAL LEGEND AND GENERAL NOTES
AD101	DEMOLITION FLOOR PLAN
AD111	REFLECTED CEILING DEMOLITION PLAN
A101	NEW FLOOR PLAN
A111	REFLECTED CEILING PLAN
A151	ROOF PLAN
A201	BUILDING ELEVATIONS
A401	ENLARGED FLOOR PLANS AND SCHEDULES

DESCRIPTION:
TENANT IMPROVEMENT FOR INDOOR TRAMPOLINE PARK
(INTERIOR REMODELING ONLY, NO EXTERIOR WORK)

BUILDING OWNER:

ADDRESS: 2200 HARBOR BOULEVARD, SUITE P-110
COSTA MESA, CA 95627

TENANT SPACE SIZE: 13,854 SF

ZONING: C1-S (SHOPPING CENTER)

REMODELING SCOPE SIZE: 11,498 SF

SPRINKLERED: YES

DEFERRED SUBMITTALS:
1. FIRE SPRINKLER (MODIFY EXISTING)
2. FIRE ALARM (MODIFY EXISTING)

1. APPLICABLE CODES AND STANDARDS		
ABBREVIATIONS	TITLE	EDITION
CBC	CALIFORNIA BUILDING STANDARDS CODE, TITLE 24	2022
ICC A117.1	ICC/ ANSI	2017
NFPA 70	NATIONAL ELECTRICAL CODE	2017

2. CLASSIFICATION OF OCCUPANCY		
AREAS	OCCUPANCY	IBC
TRAMPOLINE PARK (AMUSEMENT SPACE)	ASSEMBLY GROUP A-3	303.4
ADMIN/OFFICE	BUSINESS GROUP B	304.1
STORAGE	STORAGE GROUP S-2	311.3

NOTE: EXISTING OCCUPANCY (BEFORE RENOVATION) IS MERCANTILE GROUP M.

3. TYPE OF CONSTRUCTION (CBC 602)		
BUILDING ELEMENT	TYPE OF CONSTRUCTION	FIRE RESISTANCE RATING
PRIMARY STRUCTURAL FRAME	V-B	0 HR
BEARING EXTERIOR WALL	V-B	0 HR
BEARING INTERIOR WALL	V-B	0 HR
NON-BEARING EXTERIOR WALL	V-B	0 HR
NON-BEARING INTERIOR WALL	V-B	0 HR
FLOOR CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS	V-B	0 HR
ROOF CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS	V-B	0 HR

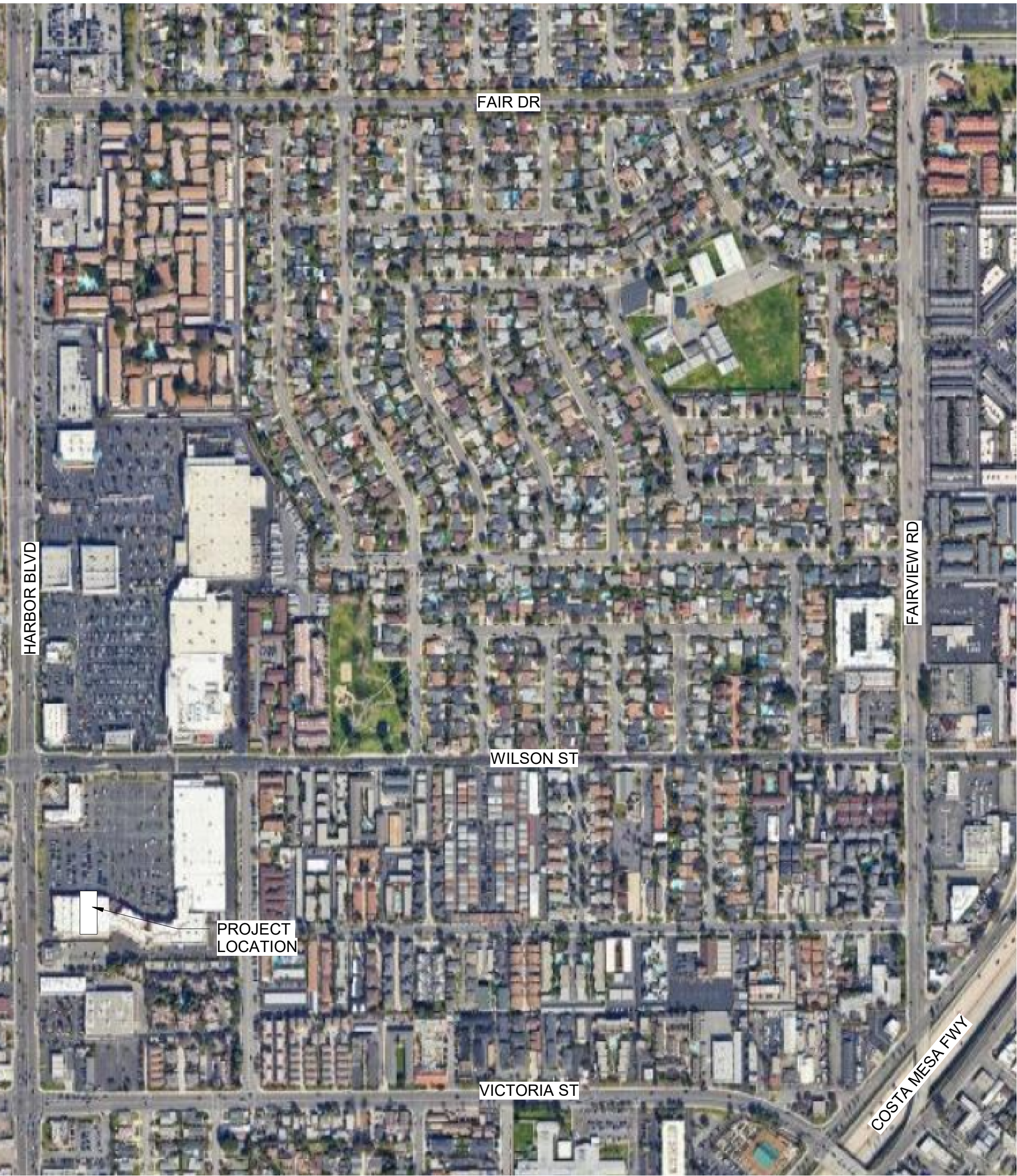
4. OCCUPANT LOAD CALCULATIONS (CBC 1004.5)				
AREA	FUNCTION OF SPACE	AREA (SF)	OCCUPANT LOAD FACTOR (SF/PERSON)	OCCUPANTS
STORAGE	STORAGE	1974	300	7
AMUSEMENT SPACE (EXERCISE)	EXERCISE ROOM	9,575	50	192
OFFICE	BUSINESS	75	150	1

NOTE: THIS BUILDING WILL BE REQUIRED TO MAINTAIN AN ANNUAL OPERATIONAL PERMIT THROUGH COST MESA FIRE & RESCUE DUE TO THE OCCUPANCY EXCEEDING 49 PERSONS PER 2022 CFC 105.5 AND A105.5.39.

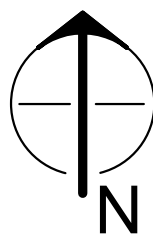
9. REQUIRED PLUMBING FIXTURES* (IBC 2902)					
OCCUPANCY / FLOOR	OCCUPANT LOAD	WATER CLOSETS	LAVATORIES	DRINKING FOUNTAINS	SERVICE SINK
REQUIRED - B	1	1 MALE, 1 FEMALE	1 MALE, 1 FEMALE	1	1
REQUIRED - S-2	7	1 MALE, 1 FEMALE	1 MALE, 1 FEMALE	1	1
REQUIRED - A-4	192	2 MALE, 3 FEMALE	1 MALE, 1 FEMALE	1	1
PROVIDED		3 (1 WATER CLOSET, 2 URINALS) MALE, 3 FEMALE	1 MALE, 1 FEMALE	2	1

NOTE: THIS BUILDING WILL BE REQUIRED TO MAINTAIN AN ANNUAL OPERATIONAL PERMIT THROUGH COSTA MESA FIRE & RESCUE DUE TO THE OCCUPANCY EXCEEDING 49 PERSONS PER 2022 CFC 105.5 AND A105.5.39.

10. COMMON PATH, DEAD-END, AND TRAVEL DISTANCE LIMITS			
OCCUPANCY	COMMON PATH LIMIT (CBC 1006.2.1) (FT)	DEAD END LIMIT (CBC 1020.5) (FT)	TRAVEL DISTANCE LIMIT (CBC 1017.2) (FT)
B	100	50	300
A-3	75	50	250
S-2	100	50	400



VICINITY MAP



no.	date	description
1	04/16/26	CUP REVIEW COMMENTS

JUMPSTART
ADVENTURE PARK

2200 HARBOR BOULEVARD,
SUITE P-110
COSTA MESA, CA 92627
PROJECT NO: 25052

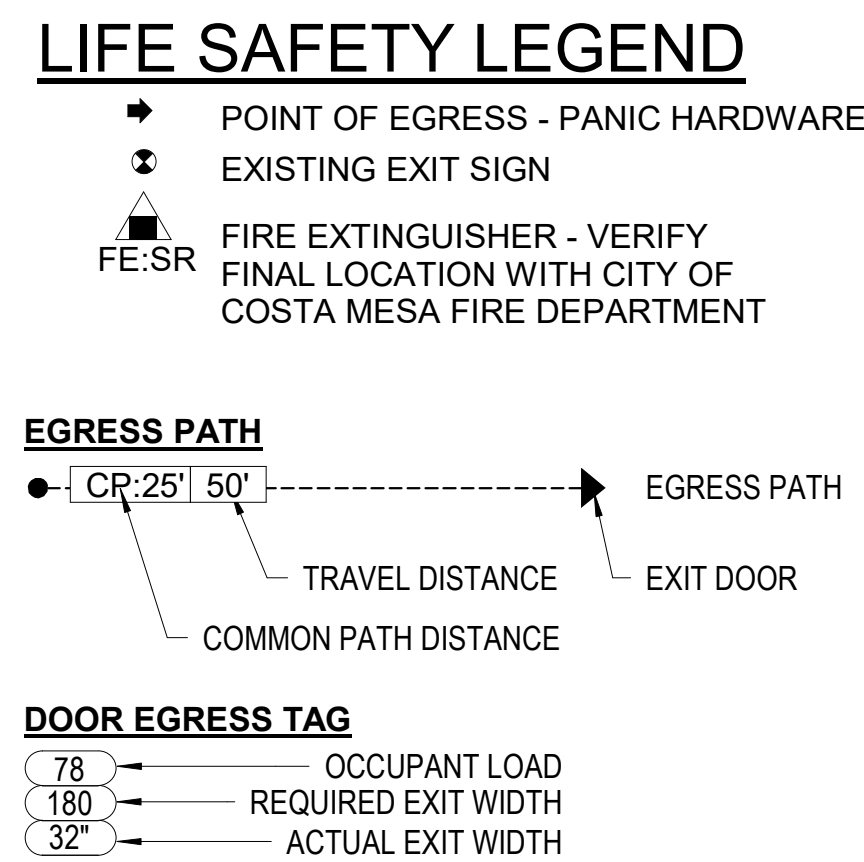
DATE: 04/16/26



atmosphere architects
114 w main st.
mesa, az 85201

contact: Tim Boyle
email: tim@atmosarch.com
tel: 917-526-0323

COVER SHEET,
SHEET INDEX, CODE
DATA, VICINITY MAP
G001



no.	date	description
1	04/16/26	CUP REVIEW COMMENTS

JUMPSTART ADVENTURE PARK

**2200 HARBOR BOULEVARD,
SUITE P-110
COSTA MESA, CA 92627**
PROJECT NO: 25052
DATE: 04/16/26



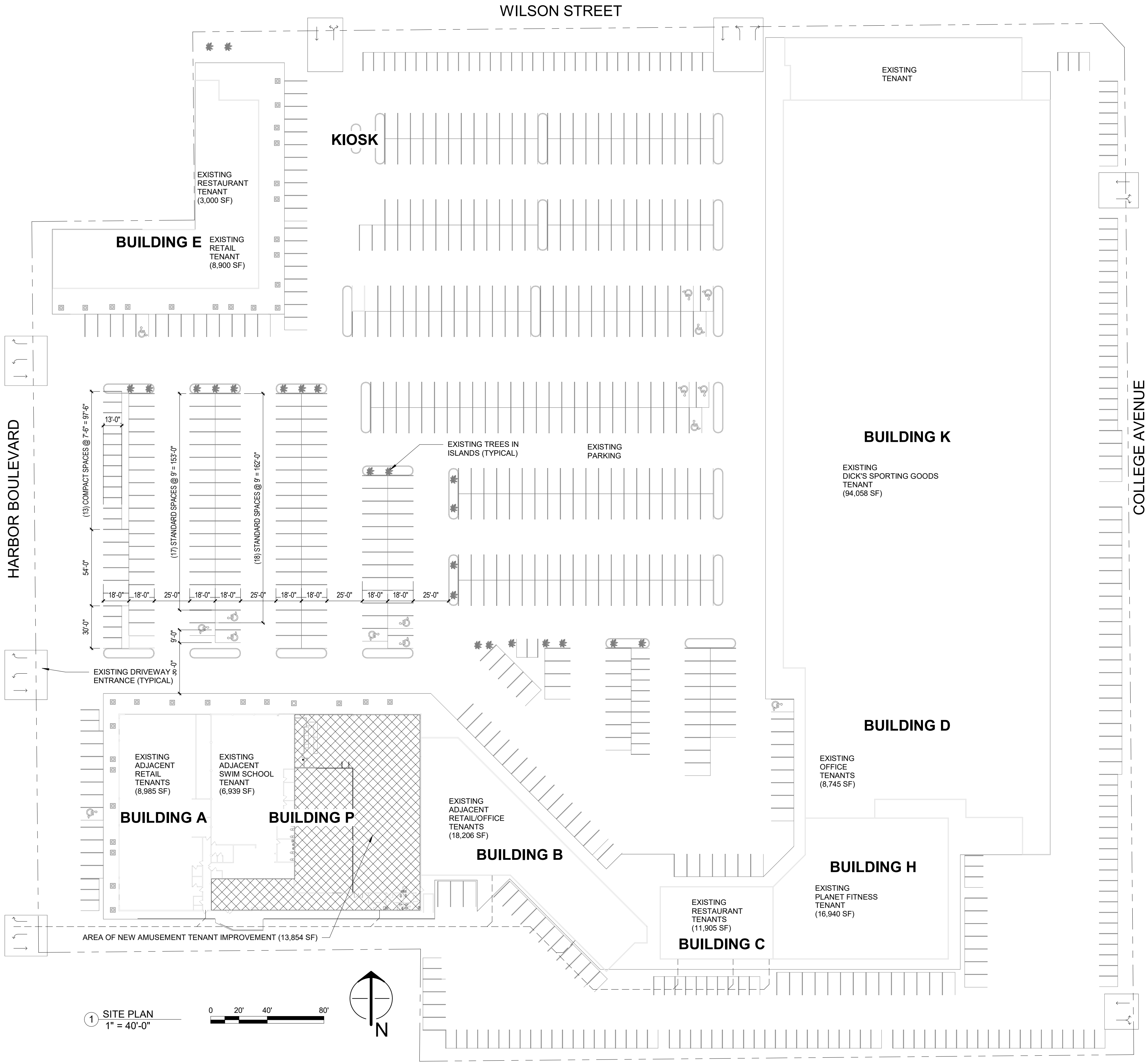
atmosphere architects
114 w main st.
mesa, az 85201

contact: Tim Boyle
email: tim@atmosarch.com
tel: 917-526-0323

LIFE SAFETY PLAN

LS101

GRAY PLAZA TENANTS AND HOURS OF OPERATION							
UNIT NO.	TENANT NAME	AREA (SF)	TYPE OF USE	HOURS OF OPERATION (MON-THURS)	HOURS OF OPERATION (FRI-SAT)	HOURS OF OPERATION (SUN)	REQUIRED PARKING SPACES
A-110	MATTRESS FIRM	3,870	RETAIL	10 am to 8 pm	10 am to 8 pm	10 am to 6 pm	16
A-120	PAYDAY MONEY CENTER	883	CHECK CASHING	10 am to 6:30 pm	Fri: 8 am to 7 pm; Sat: 10 am to 5 pm	closed	6
A-125	NO. 1 TOP NAILS	888	NAIL SALON	9 am to 7 pm	9 am to 7 pm	closed	6
A-130	T-MOBILE	1,200	CELL PHONE RETAIL	10 am to 8 pm	10 am to 8 pm	11 am to 7 pm	6
A-140	GAMESTOP	1,825	RETAIL	11 am to 8 pm	Noon to 8 pm	11 am to 9 pm	8
B-110	DESERT BOOK	5,947	MORMOM BOOKSTORE RETAIL	10 am to 7 pm	10 am to 7 pm	closed	24
B-130	ICODE	1,553	STEM TUTORING	1 pm to 7:30 pm	Fri: 1 pm to 9 pm; Sat: 8:30 am to 1 pm	closed	7
B-150	WELLNESS WORKS (HERBALIFE)	1,836	SMOOTHIES/NUTRITION	7 am to 6 pm	Sat: 8 am to 3 pm	9 am to Noon	19
B-160	THREADING LOUNGE	762	EYEBROW THREADING SERVICE	10:30 am to 7 pm	10:30 am to 7 pm	10:30 am to 5 pm	6
B-165	EARS TO HEAR	738	HEARING AID OFFICE	9 am to 5 pm	Fri: 9 am to 5 pm; Sat: closed	closed	6
B-170	ON-SITE MANAGEMENT OFFICE	1,110	OFFICE	9 am to 4:30 pm	Fri: 9am to 4:30 pm; Sat: closed	closed	6
B-210	FAMILY DOCTOR	2,200	MEDICAL OFFICE	8 am to 5 pm	Fri: 8 am to 5 pm; Sat: closed	closed	14
B-230	BRIGHTER SMILE DENTAL	1,106	DENTIST OFFICE	9 am to 6 pm	8 am to 4 pm (1x per month)	closed	7
B-240	FAMILY DOCTOR	1,100	MEDICAL OFFICE	8 am to 5 pm	Fri: 8 am to 5 pm; Sat: closed	closed	7
C-110	AMORELIA MEXICAN CAFE	1,598	RESTAURANT	9 am to 9 pm	9 am to 9 pm	9 am to 10 pm	16
C-120	AMORELIA MEXICAN CAFE	1,100	RESTAURANT	9 am to 9 pm	9 am to 9 pm	9 am to 10 pm	11
C-210	VACANT SPACE	3,144					13
C-230	VACANT KIOSK	1,300					6
C-240	LUX BAY BEAUTY	1,069	EYE LASH SERVICE	10 am to 6 pm	10 am to 6 pm	closed	6
C-250	VACANT SPACE	1,083					6
D-110	H&R BLOCK	1,315	TAX OFFICE	9am to 10 pm during tax season	9 am to 6 pm	9 am to 5 pm	6
D-120	SALLY'S BEAUTY SUPPLY	1,502	BEAUTY SUPPLY RETAILER	10 am to 8 pm	10 am to 8 pm	11 am to 7 pm	7
D-130	NU VIEW OPTOMETRY	1,200	OPTOMETRIST OFFICE	10 am to 6 pm	9 am to 3 pm	closed	8
D-140	HAIR BY RICARDO	1,215	HAIR SALON	10 am to 7 pm	10 am to 7 pm	closed	6
D-210	FARMERS INSURANCE	661	INSURANCE OFFICE	9 am to 6 pm	Fri: 9 am to 6 pm; Sat: closed	closed	6
D-215	MY HEAD 2 TOE	661	FOOT REFLEXOLOGY MASSAGE	10:30 am to 10 pm	10:30 am to 10 pm	10:30 am to 10 pm	6
D-220	MY HEAD 2 TOE	1,313	FOOT REFLEXOLOGY MASSAGE	10:30 am to 10 pm	10:30 am to 10 pm	10:30 am to 10 pm	9
D-230	Q ACTING STUDIO	680	ACTING STUDIO	by appointment only	by appointment only	by appointment only	6
E-110	THE FLAME BROILER	1,250	RESTAURANT	10 am to 9:30 pm	10 am to 9:30 pm	11 am to 9 pm	13
E-120	PANIFICADORA BAKERY	1,762	BAKERY/RESTAURANT	5 am to 9 pm	5 am to 9 pm	5 am to 9 pm	18
E-130	PANIFICADORA BAKERY	836	BAKERY/RESTAURANT	5 am to 9 pm	5 am to 9 pm	5 am to 9 pm	9
E-140	KUT MART	833	BARBER SHOP	9 am to 6 pm	Fri: 9 am to 6 pm; Sat: 9 am to 5 pm	closed	6
E-150	CANCUN JUICE	3,100	RESTAURANT	7:30 am to 9 pm	7:30 am to 9 pm	7:30 am to 9 pm	32
E-160	KAPHRAO EXPRESS	800	RESTAURANT	10 am to 9 pm	10 am to 9 pm	10 am to 9 pm	8
E-170	MISS DONUT & YOGURT	1,500	DONUT SHOP/YOGURT	4 am to 11 pm	4 am to 11 pm	4 am to 11 pm	15
E-180	HONG KONG EXPRESS	1,000	RESTAURANT	10 am to 9 pm	10 am to 9 pm	10 am to 9 pm	10
E-185	CRICKET WIRELESS	850	CELL PHONE RETAIL	10 am to 7 pm	10 am to 7 pm	11 am to 7 pm	6
F	VACANT KIOSK	100					6
H	PLANET FITNESS	16,940	GYM	24 hours	24 hours	24 hours	170
K	DICK'S SPORTING GOODS	94,058	RETAIL	9 am to 9 pm	9 am to 9 pm	10 am to 7 pm	376
P-110	JUMP START ADVENTURE PARK	14,000	AMUSEMENT	Noon to 8 pm	Noon to 9 pm	Noon to 8 pm	40 MAXIMUM - SEE ATTACHED
P-120	AQUA TOTS	6,939	SWIM SCHOOL	10 am to 8 pm	9 am to 2:30 pm	9 am to 2:30 pm	28



CODE INFORMATION

ENFORCED CODES:
2022 CALIFORNIA BUILDING STANDARDS CODE
(CALIFORNIA CODE REGULATIONS, TITLE 24)

PROJECT DESCRIPTION:
TENANT IMPROVEMENT FOR INDOOR
TRAMPOLINE PARK (INTERIOR REMODELING
ONLY, NO EXTERIOR WORK).

SITE PLAN INFORMATION

ADDRESS: 2200 HARBOR BOULEVARD, SUITE P-110
COSTA MESA, CA 95627

ZONING: C1-S (SHOPPING CENTER)
SETBACKS: 20'
TOTAL SITE AREA: 12.15 ACRES (526,743 SF)
TOTAL BUILDING AREA: 189,388 SF
COVERAGE: 33%

CONSTRUCTION TYPE: V-B
FIRE SPRINKLER: YES
OCCUPANCY GROUP: A-3 (AMUSEMENT ARCADE)

SQ. FT. SUMMARY:
EXISTING TENANT SPACE - 13,854 SF

TOTAL AREA BEING REMODELED - 11,498 SF

PARKING SUMMARY:
PARKING REQUIRED: RETAIL BUSINESS = 577 SPACES
MEDICAL& DENTAL = 57 SPACES
FOOD & BEV(LARGE)=143 SPACES
HEALTH CLUB/SPAS=170 SPACES
TOTAL REQUIRED = 947 SPACES

PARKING PROVIDED: 569 STANDARD (9'x18') SPACES
196 COMPACT (7.5'x13') SPACES
15 STANDARD ADA SPACES
2 VAN ADA SPACES
789 TOTAL SPACES

no.	date	description

JUMPSTART
ADVENTURE PARK

2200 HARBOR BOULEVARD,
SUITE P-110
COSTA MESA, CA 92627
PROJECT NO: 25052
DATE: 04/16/26



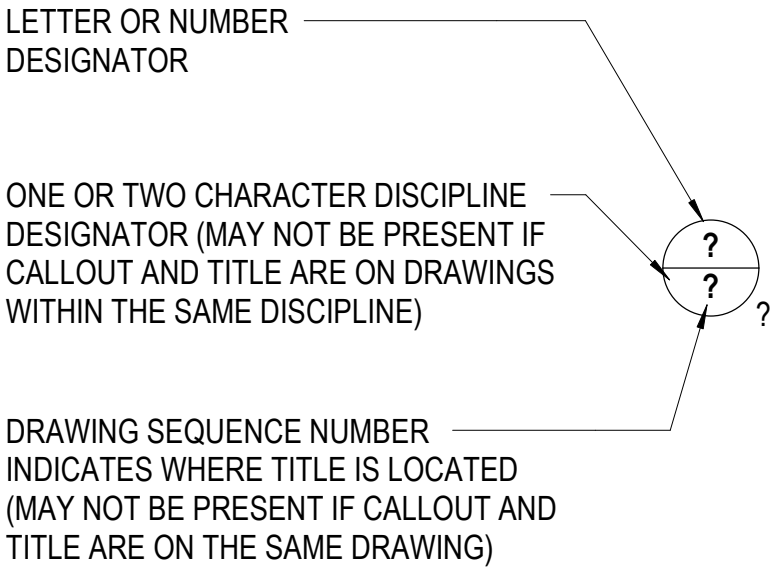
atmosphere architects
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mesa, az 85201

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email: tim@atmosarch.com
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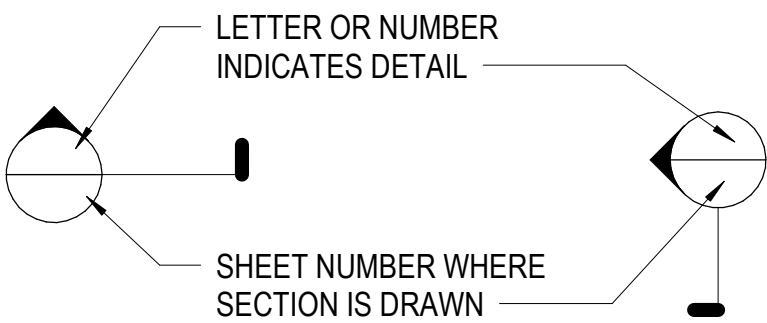
SITE PLAN
AS101

CALL OUT IDENTIFICATION

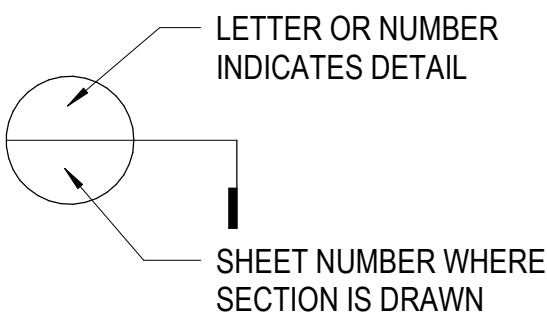
SECTION, DETAIL, AND ELEVATION SYMBOL IDENTIFIERS:



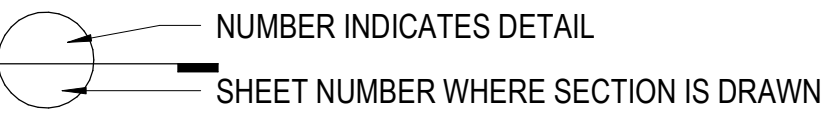
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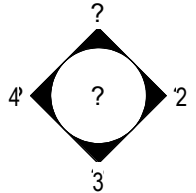
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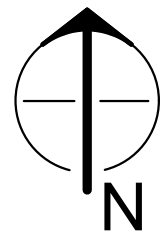
VIEW REFERENCE EXAMPLE:



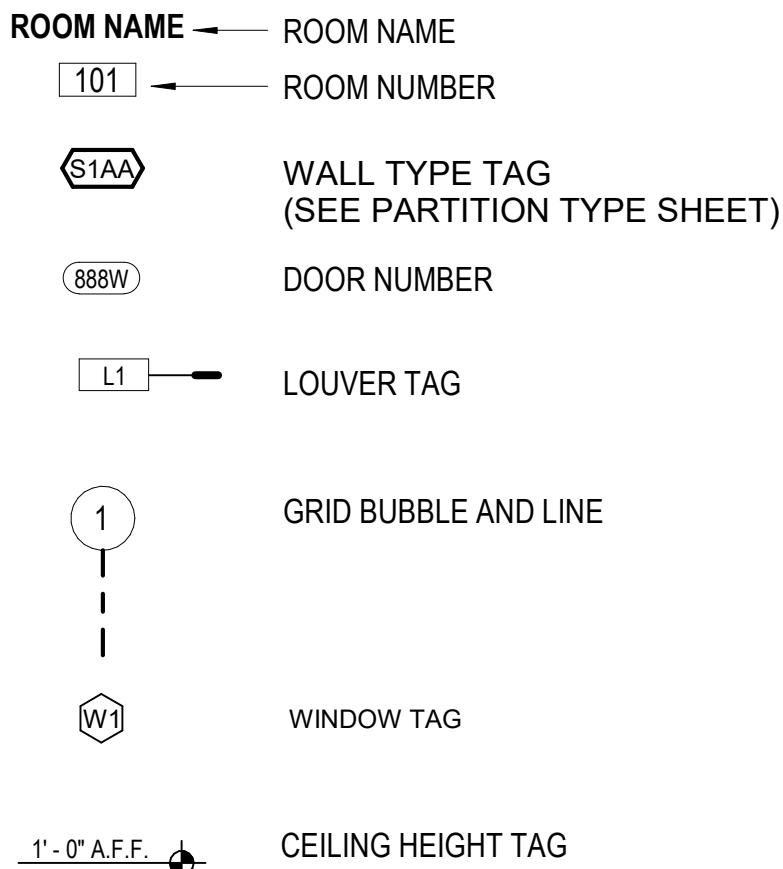
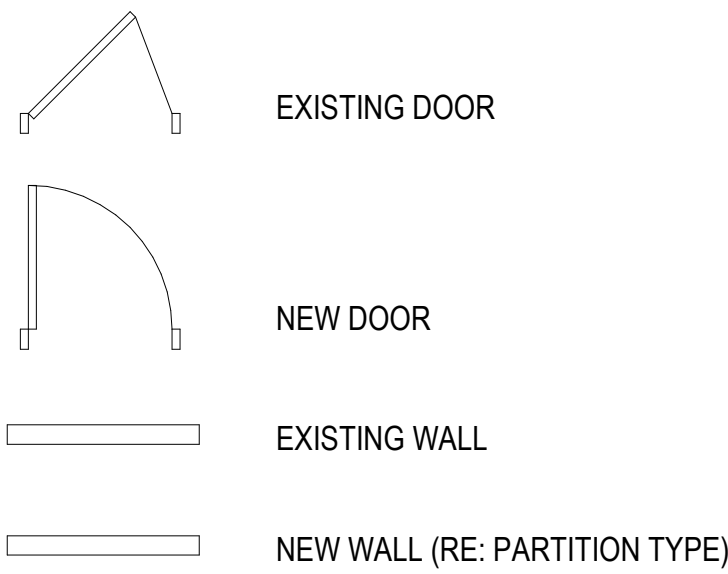
ELEVATION CALLOUT EXAMPLE:



NORTH ARROW EXAMPLE:



PLAN LEGEND



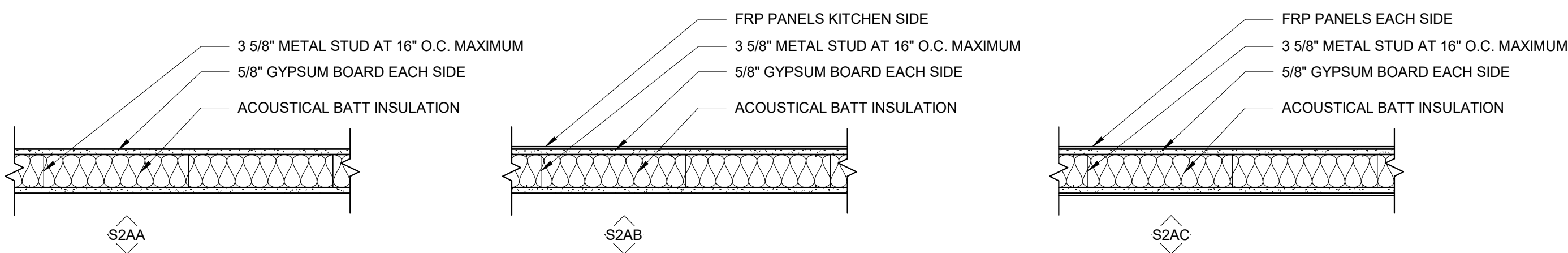
ARCHITECTURAL GENERAL NOTES

- ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES AND STANDARDS AS LISTED OR REFERENCED ON LIFE SAFETY PLAN AND LIFE SAFETY CRITERIA.
- THE CONTRACTOR SHALL INCLUDE ALL WORK REQUIRED TO COMPLY WITH ALL APPLICABLE CODES AND STANDARDS AS LISTED OR REFERENCED ON LIFE SAFETY PLAN AND LIFE SAFETY CRITERIA.
- DIMENSIONS SHALL GOVERN. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS. LARGE SCALE DETAILS OR PLANS SHALL GOVERN OVER SMALL SCALE DETAILS OR PLANS. DO NOT SCALE DRAWINGS.
- THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL EXIT SIGNS, EMERGENCY LIGHTING SYSTEMS, ALARM SYSTEMS AND AUTOMATIC SPRINKLER SYSTEMS AS REQUIRED BY APPLICABLE CODES AND STANDARDS.
- ALL FLOORS SHALL BE INSPECTED FOR DAMAGE, WARPING OR OTHER NOTICEABLE DEVIATIONS AND PATCHED AND LEVELED PRIOR TO COVERING WITH FLOOR FINISHES. INSTALLATION OF ACCESS FLOOR SYSTEM, OR ERECTION AND INSTALLATION OF COLD-FORMED FRAMING IN THE ATTIC.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MANUFACTURER'S RECOMMENDED MAINTENANCE PROCEDURES AND SCHEDULES.
- ANY MANUFACTURER'S OR BRAND NAME PRODUCTS INDICATED OR SPECIFIED ARE DONE SO TO ESTABLISH A MINIMUM LEVEL OF QUALITY.
- ALL CONSTRUCTION SHALL MEET OR EXCEED LOCAL INDUSTRY STANDARDS. DETAILS ARE PROVIDED TO INDICATE MINIMUM QUALITY AND TO GIVE STANDARDS OF CONSTRUCTION. IF A CONDITION IS NOT SPECIFICALLY DETAILED, SUBMIT A SIMILAR DETAIL FOR GUIDE AND APPROVAL.
- THE LETTERS I, O, AND Q ARE NOT USED TO INDICATE DETAILS, SECTIONS OR ELEVATIONS.
- PROVIDE PRESERVATIVE-TREATED WOOD AT ALL LOCATIONS WHERE WOOD IS IN DIRECT CONTACT WITH CONCRETE OR MASONRY.
- PROVIDE 3/4" FIRE-RETARDANT TREATED PLYWOOD BACKING AT ALL ELECTRICAL, PHONE, AND SECURITY SYSTEM PANELS.
- PROVIDE WOOD BLOCKING FOR SECURE ANCHORAGE OF ALL SHELVES, RUNNING TRIM, RAILINGS, SUSPENDED ITEMS, DOOR-STOPS, GRAB-BARS, AND OTHER SIMILAR WOODWORK, HARDWARE, SPECIALTIES, ACCESSORIES, FIXTURES, OR EQUIPMENT.
- PROVIDE CEMENT BOARD SHEATHING AT ALL AREAS WHERE A TILE SURFACE IS TO BE INSTALLED ON STUD WALL.
- PROVIDE WATER-RESISTANT GYPSUM BOARD AT ALL WET OR UNCONDITIONED AREAS INCLUDING, BUT NOT LIMITED TO, PARTITIONS BEHIND SINKS. CONTRACTOR TO INSURE THAT FIRE RATING IS MAINTAINED.
- PAINT, STAIN, OR COAT ALL EXPOSED SURFACES OF CONSTRUCTION UNLESS NOTED OTHERWISE OR IF SURFACES ARE PRE-FINISHED.
- ALL OPENING DIMENSIONS ARE NOMINAL. THE CONTRACTOR SHALL FIELD MEASURE ALL OPENINGS AND COORDINATE WITH THE APPROPRIATE SUPPLIER FOR ALL DOORS AND WINDOWS.
- ALL CONDUITS, PLUMBING, PIPING, DUCTWORK, AND OTHER EQUIPMENT EXPOSED TO VIEW SHALL BE LOCATED PARALLEL OR PERPENDICULAR TO THE STRUCTURAL FRAMING SYSTEM.
- PROVIDE GALVANIC PROTECTION BETWEEN DISSIMILAR MATERIALS, WHERE REQUIRED.
- CERAMIC TILE TO BE INSTALLED UP TO 4'-0" ABOVE FINISH FLOOR AND 1'-0" TO EITHER SIDE AT ALL MOP SINK LOCATIONS. EXTENT OF TILE VARIES BY LOCATION.
- ARCHITECTURAL DETAILS ARE APPLICABLE WHERE INDICATED BY SECTION CUT, BY NOTE, OR BY DETAIL TITLE. PROVIDE SIMILAR DETAILS AT SIMILAR CONDITIONS UNLESS NOTED OTHERWISE. THE CONTRACTOR MAY REQUEST A CLARIFICATION IF REQUIRED, OTHERWISE THE MORE STRINGENT REQUIREMENTS SHALL CONTROL.
- PROVIDE FIRE-STOPPING SYSTEMS AT TOP OF AND AT ALL PENETRATIONS THROUGH FIRE-RATED PARTITIONS.
- SEAL ALL EXTERIOR BUILDING JOINTS AT BOTH THE EXTERIOR AND INTERIOR SURFACES AGAINST MOISTURE AND AIR INFILTRATION.
- SEAL AROUND ALL DOOR AND WINDOW FRAMES, COUNTERTOPS, WALL-MOUNTED FIXTURES AND EQUIPMENT TO ADJACENT WALL SURFACES.
- THE CONTRACTOR SHALL REVIEW THE DIMENSIONS OF ALL EQUIPMENT IN THE PROJECT REGARDLESS OF THE SOURCE AND COORDINATE ACCESS TO THE SPACE AND VERIFY CLEAR FLOOR SPACE IS PROVIDED AS REQUIRED TO ENSURE EASE OF INSTALLATION.
- ALL WORK MUST BE OF GOOD QUALITY, FREE FROM DEFECTS, AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL PENETRATIONS IN THE STRUCTURE FOR THE PROPER INSTALLATION OF THE WORK. REFER TO STRUCTURAL DRAWING FOR SECONDARY FRAMING AND OR REINFORCING REQUIRED AT PENETRATIONS IN STEEL, CONCRETE OR MASONRY.
- THE CONTRACTOR SHALL PROVIDE ACCESS DOORS OR PANELS AS REQUIRED FOR SERVICING OF PIPING, DUCTWORK, CABLE TRAYS, FIRE DAMPERS AND SIMILAR APPLICATIONS. ALL PROPOSED ACCESS DOOR LOCATIONS TO BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION.
- PROVIDE ALL HVAC, PLUMBING, GAS OR ELECTRIC SERVICE CONNECTIONS TO CASEWORK, FIXTURES, SIGNAGE, OR EQUIPMENT INDICATED (WHETHER UNITS ARE INSTALLED BY CONTRACTOR OR BY OTHERS).
- BRACE PARTITIONS, SUSPENDED CEILINGS, SOFFITS, SUSPENDED ITEMS, ETC. ONLY TO STRUCTURAL ELEMENTS ABOVE. DO NOT ANCHOR TO ROOF DECK, PLUMBING / SPRINKLER PIPES, DUCTWORK, ELECTRICAL CONDUIT OR SIMILAR ELEMENTS.
- EXTEND ALL FLOORING AND WALL-BASE COMPLETELY INTO RECESSES, UNDER OPEN COUNTERTOPS, AND BEHIND ALL EQUIPMENT.
- ALL BUILDING SYSTEMS AND COMPONENTS SHOULD BE REVIEWED AGAINST LOCAL CLIMATE, LOCAL BUILDING CODE, AND ANY SPECIAL REQUIREMENTS UPON SITE SELECTION.
- THE CONTRACTOR SHALL BECOME FULLY ACQUAINTED WITH CONDITIONS RELATED TO THE WORK. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE ACTUAL CONDITIONS SHALL BE REPORTED TO THE DESIGN PROFESSIONALS FOR RESOLUTION PRIOR TO PROCEEDING WITH THE WORK.
- DRAWINGS CONTAINED IN THIS SET SHALL NOT BE REPRODUCED FOR SHOP DRAWINGS. COPIES OF THESE DRAWINGS SUBMITTED AS SHOP DRAWINGS WILL BE REJECTED AND RETURNED TO THE CONTRACTOR.
- EACH INSTALLER MUST EXAMINE SUBSTRATE AND/OR CONDITIONS UNDER WHICH THE WORK WILL BE INSTALLED AND REPORT TO THE CONTRACTOR IN WRITING ANY CONDITIONS DETRIMENTAL TO THE PROPER AND TIMELY EXECUTION OF THE INSTALLERS WORK. DO NOT PROCEED UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED. INSTALLATION SHALL CONSTITUTE ACCEPTANCE OF THE SUBSTRATE AND/OR CONDITIONS.
- "TYPICAL" AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITIONS OR DIMENSION IS THE SAME OR REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT.
- CONTROL JOINTS (CJ) SHALL BE INSTALLED AT ALL PARTITIONS. CJ AT GYPSUM PARTITIONS SHALL BE MAXIMUM 30'-0" O.C. CJ AT CONCRETE MASONRY UNIT PARTITIONS SHALL BE MAXIMUM 20'-0" O.C. UNLESS OTHERWISE NOTED ON DRAWINGS REFER TO ELEVATION DRAWINGS FOR EXTERIOR CONTROL JOINT LOCATIONS. REVIEW CJ LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION.
- NON-BEARING PARTITIONS SHALL BE ISOLATED FROM THE BUILDING STRUCTURE TO PREVENT TRANSFER OF BUILDING LOADS FROM THE STRUCTURE TO THE PARTITIONS.
- PRIOR TO BEGINNING ANY WORK, NOTIFY OWNER OF ANY EXISTING MATERIALS OBSERVED TO POSSIBLY CONTAIN ASBESTOS.
- REMOVE ABANDONED PIPE, DUCTS, CONDUITS, AND EQUIPMENT INCLUDING THOSE ABOVE ACCESSIBLE CEILINGS BACK TO THE SOURCE OF SUPPLY WHERE POSSIBLE. WHERE NOT POSSIBLE CAP, STUB, AND TAG WITH IDENTIFICATION. PATCH HOLES LEFT BY REMOVAL USING MATERIALS SPECIFIED FOR NEW CONSTRUCTION.
- REMOVE EXISTING WORK AS INDICATED AND AS REQUIRED TO ACCOMPLISH NEW WORK.
- WHERE EXISTING FINISHED SURFACES ARE CUT SO THAT A SMOOTH TRANSITION WITH NEW WORK IS NOT POSSIBLE, TERMINATE EXISTING SURFACE ALONG A STRAIGHT LINE AT A NATURAL LINE OF DIVISION AND MAKE RECOMMENDATION TO ARCHITECT.
- PROTECT EXISTING WORK TO REMAIN. PERFORM CUTTING TO ACCOMPLISH REMOVALS NEATLY AND AS SPECIFIED FOR CUTTING NEW WORK. REPAIR ADJACENT CONSTRUCTION AND FINISH DAMAGED DURING REMOVAL WORK. PATCH AS SPECIFIED FOR PATCHING NEW WORK.

DEMOLITION GENERAL NOTES

- EXISTING CONDITIONS SHOWN ON DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND DO NOT SHOW ALL CONDITIONS THAT MAY AFFECT THE WORK OF THIS CONTRACT. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS. REFER TO ALL ARCHITECTURAL, PLUMBING, MECHANICAL, ELECTRICAL, AND STRUCTURAL DRAWINGS FOR ADDITIONAL DEMOLITION INFORMATION AND COORDINATION.
- FIELD VERIFY EXISTING CONDITIONS BEFORE COMMENCING ANY WORK. ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES DETRIMENTAL TO THE PROPER EXECUTION OF NEW CONSTRUCTION.
- ALL DEMOLITION WORK SHALL COMPLY WITH APPLICABLE BUILDING CODE AND ALL APPLICABLE LOCAL, STATE, AND FEDERAL LAWS, ORDINANCES, AND REGULATIONS. SEE CODE SUMMARY SHEET FOR APPLICABLE BUILDING CODE.
- REMOVE EXISTING CONSTRUCTION TO THE EXTENT INDICATED ON THE DRAWINGS. PROTECT ALL OTHER EXISTING CONDITIONS FROM DAMAGE THROUGHOUT CONSTRUCTION. SHOULD ANY DAMAGE OCCUR TO EXISTING CONSTRUCTION TO REMAIN ON SITE, THE CONTRACTOR SHALL REPAIR THE DAMAGE TO THE SATISFACTION OF THE PROPERTY OWNER.
- CONTRACTOR SHALL PROTECT ALL EXISTING CONSTRUCTION NOTED TO REMAIN FROM DAMAGE AND SOILING DURING DEMOLITION. REMOVE DEBRIS REGULARLY AS NECESSARY TO ELIMINATE INTERFERENCE.
- EXCEPT FOR ITEMS OR MATERIALS INDICATED TO BE REUSED, SALVAGED, REINSTALLED, OR OTHERWISE INDICATED TO REMAIN THE OWNER'S PROPERTY, DEMOLISHED MATERIALS SHALL BECOME THE CONTRACTOR'S PROPERTY AND SHALL BE REMOVED FROM THE SITE WITH FURTHER DISPOSITION AT THE CONTRACTOR'S OPTION.
- EXISTING WALLS SHOWN GRAPHICALLY WITH SOLID LINES TO REMAIN. PROTECT ALL EXISTING CONSTRUCTION TO REMAIN AND PREPARE SURFACES TO RECEIVE NEW CONSTRUCTION OR FINISHES.
- ALL DEMOLISHED MATERIALS SHALL BE LEGALLY DISPOSED OF PROMPTLY. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON SITE. NO BURNING IS ALLOWED.
- PROTECT ALL ADJACENT AREAS FROM THE DEMOLITION. REPAIR OR REPLACE, AT NO COST TO THE OWNER, ALL AREAS OR ITEMS DAMAGED DURING THE DEMOLITION.
- WHEN UNANTICIPATED MECHANICAL, ELECTRICAL, OR STRUCTURAL ELEMENTS THAT CONFLICT WITH THE INTENDED FUNCTION OR DESIGN ARE ENCOUNTERED, DETERMINE THE NATURE AND EXTENT OF THE CONFLICT AND NOTIFY THE PROJECT MANAGER IMMEDIATELY FOR RESOLUTION.
- OTHER THAN WHAT IS ALREADY INDICATED ON THE DRAWINGS IT IS NOT EXPECTED THAT HAZARDOUS MATERIALS WILL BE ENCOUNTERED IN THE WORK. IF MATERIALS SUSPECTED OF CONTAINING HAZARDOUS MATERIALS ARE ENCOUNTERED, DO NOT DISTURB; IMMEDIATELY NOTIFY SUPERINTENDENT AND OWNER. OWNER WILL REMOVE HAZARDOUS MATERIALS UNDER A SEPARATE CONTRACT.
- ALL WORK MUST BE COORDINATED WITH THE OWNER WITH REGARD TO SCHEDULE AND DISRUPTION OF BUSINESS OPERATIONS.
- ALL DEMOLITION WORK SHALL BE COORDINATED WITH THE OTHER WORK OF THIS PROJECT AS OUTLINED IN THE DOCUMENTS. ANY DISCREPANCIES NOTED WHICH WILL IMPACT THE SCHEDULE FOR CONSTRUCTION OR HAVE AN EFFECT ON THE CONTINUED OPERATION OF BUSINESS AT THIS FACILITY SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT FOR RESOLUTION.
- WHEN UTILITY SERVICES ARE REQUIRED TO BE REMOVED, RELOCATED, OR ABANDONED, PROVIDE BYPASS CONNECTIONS TO MAINTAIN CONTINUITY OF SERVICE BEFORE PROCEEDING WITH DEMOLITION.
- PRIOR TO COMMENCEMENT WITH ANY DEMOLITION WORK, CONTRACTOR SHALL IDENTIFY ALL ELECTRICAL CIRCUITS SERVICING THE AREA INVOLVED WITH THIS DEMOLITION. THOSE CIRCUITS SHALL THEN BE LOCKED OUT AND TAGGED OUT IF THEY DO NOT SERVICE ANY OF THE REMAINING BUILDING. THOSE CIRCUITS WHICH ARE IDENTIFIED TO SERVICE BOTH THE AREA TO BE DEMOLISHED AND THE REMAINING BUILDING SHALL BE SPLIT SO AS TO KILL ALL ELECTRICAL POWER TO THE AREA TO BE DEMOLISHED WHILE MAINTAINING POWER TO THE REMAINDER OF THE BUILDING.
- CARE SHOULD BE MADE TO KEEP DUST AND NOISE FROM DEMOLITION ACTIVITIES FROM THE OTHER PORTIONS AND FLOORS OF THE BUILDING. ERECT AND MAINTAIN DUSTPROOF PARTITIONS. COVER AND PROTECT FURNITURE, FURNISHINGS AND EQUIPMENT THAT HAVE NOT BEEN REMOVED.
- NEATLY CUT OPENINGS AND HOLES PLUMB, SQUARE AND TRUE TO DIMENSIONS REQUIRED. USE CUTTING METHODS LEAST LIKELY TO DAMAGE ADJOINING CONSTRUCTION TO REMAIN.
- CONTRACTOR SHALL COMPLY WITH ALL NECESSARY FIRE SAFETY REQUIREMENTS IN ACCORDANCE WITH NFPA 13 AND CURRENTLY ADOPTED CITY AND STATE CODES.

WALL TYPE LEGEND



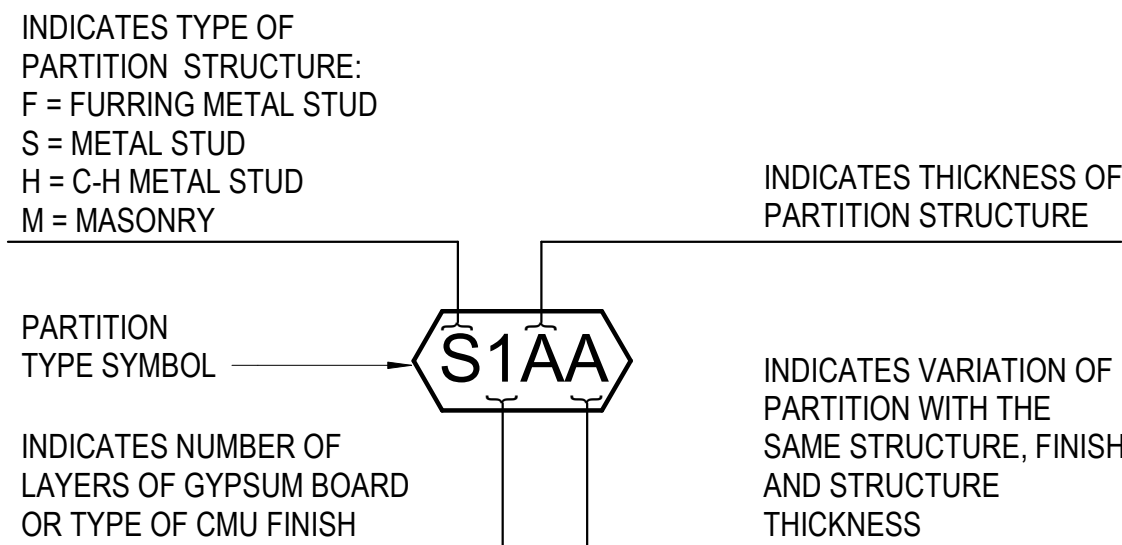
NOTE:
1. ALL WALLS TO GO TO DECK, U.N.O. SEE DETAIL 4/AG001

WALL TYPES
1" = 1'-0"

PARTITION TYPES GENERAL NOTES:

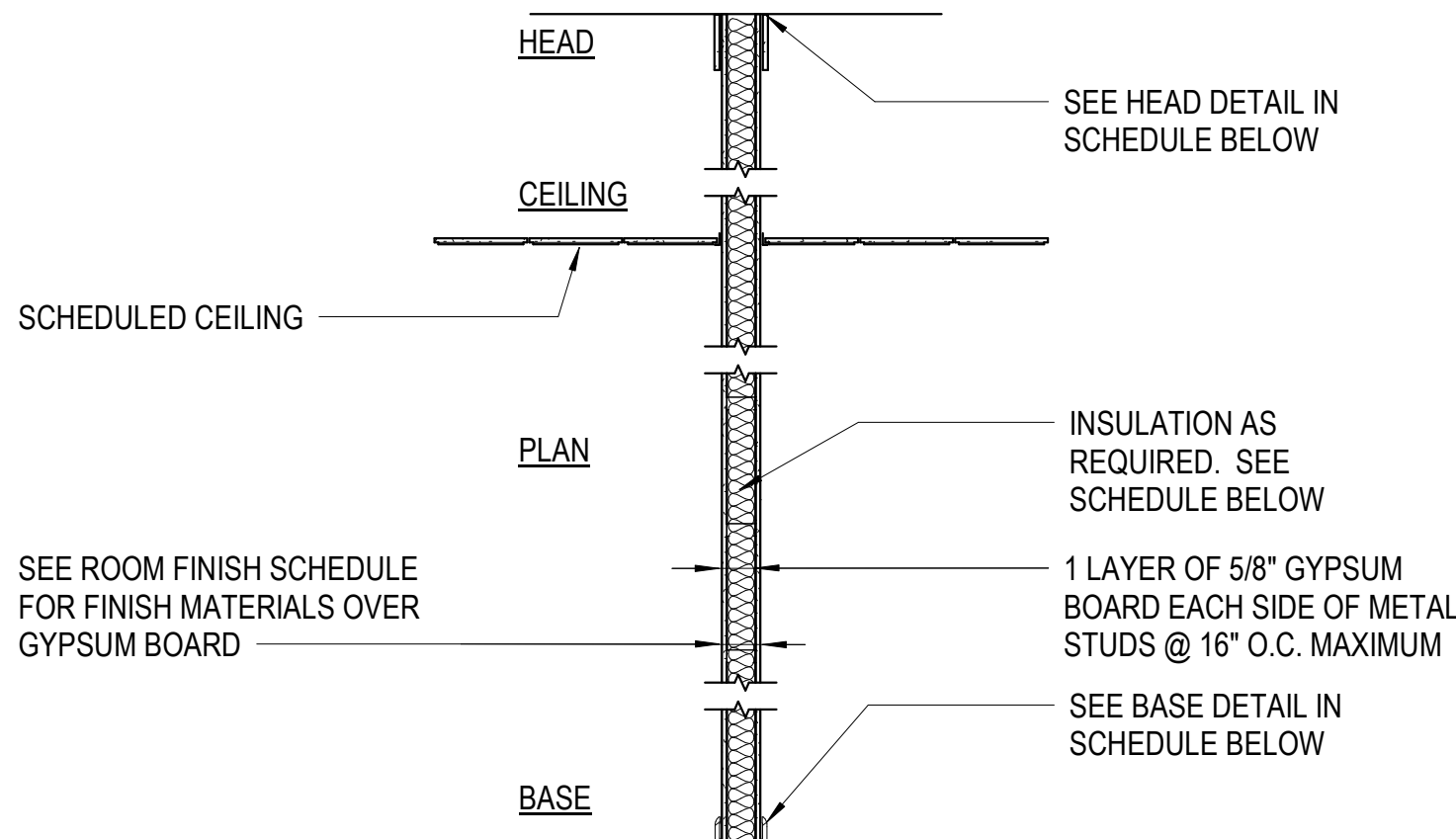
- WHERE STRUCTURAL MEMBERS PENETRATE FIRE-RATED GYPSUM BOARD WALLS, TAPE & SEAL WITH FIRE STOPPING SEALANT. WHERE STRUCTURAL MEMBERS PENETRATE FIRE-RATED CMU OR CONCRETE WALLS, SEAL WITH FIRE STOPPING SEALANT.
- PROVIDE MINIMUM 20 GAUGE METAL BACKING AS REQUIRED FOR INSTALLATION OF EXTINGUISHER CABINETS, MESSAGE BOARDS, TOILET ACCESSORIES, TOILET PARTITIONS, WALL AND BASE CABINETS, ACCESS PANELS, ELECTRICAL AND FIRE PROTECTION SYSTEM PANELS, UNLESS NOTED OTHERWISE.
- ALL METAL STUDS AND BRACING SHALL BE 20 GAUGE UNLESS NOTED OTHERWISE. REFERENCE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- REFERENCE FLOOR PLAN AND ENLARGED FLOOR PLAN DRAWINGS FOR PARTITION TYPE LOCATIONS.
- PROVIDE METAL STUD DIAGONAL BRACING @ 4'-0" O.C. (ALTERNATE DIRECTIONS) TO UNDERSIDE OF METAL DECK FOR ALL WALLS GREATER THAN 15'-0" IN HEIGHT.
- PROVIDE CEMENTITIOUS BACKER UNITS OR WATER RESISTANT GYPSUM BOARD (AT ALL OTHER TOILET OR RESTROOM WALLS) ON WET SIDE WALL.

PARTITION TYPE SYMBOL LEGEND:

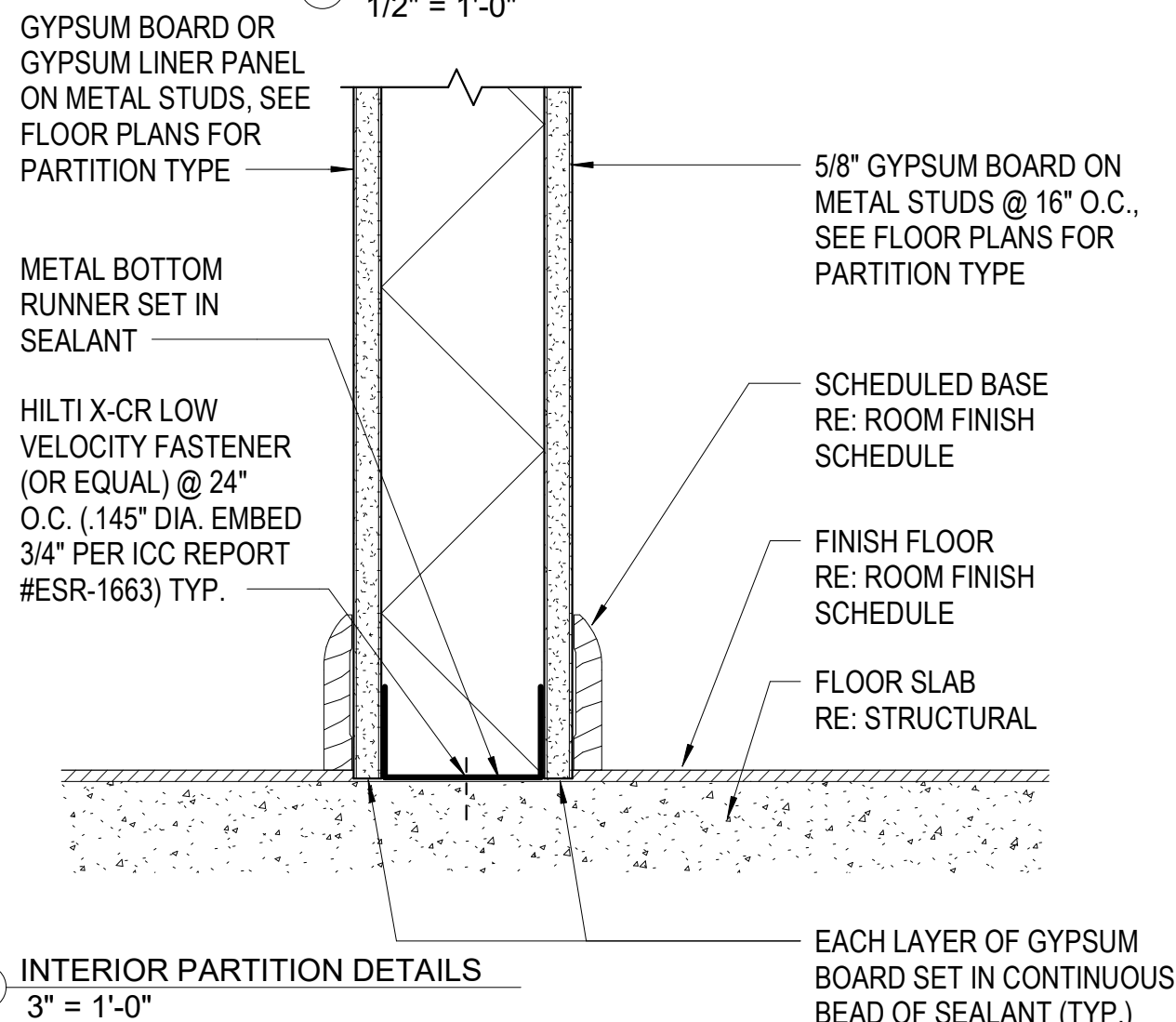


TYPE	STC	FIRE RATING	UL DESIGN NO	HEAD DETAIL	BASE DETAIL	TYPE COMMENTS
S2AA	44	-	-	4/AG001	1/AG001	3-5/8" METAL STUD WITH GYPSUM BOARD BOTH SIDES TO ROOF DECK. PROVIDE ACOUSTIC BATTS. FOR FINISH REFER TO FINISH SCHEDULE
S2AB	44	-	-	4/AG001	1/AG001	3-5/8" METAL STUD WITH GYPSUM BOARD BOTH SIDES AND FRP PANELS ONE SIDE TO ROOF DECK. PROVIDE ACOUSTIC BATTS. FOR FINISH SCHEDULE
S2AC	44	-	-	4/AG001	1/AG001	3-5/8" METAL STUD WITH GYPSUM BOARD AND FRP PANELS BOTH SIDES TO ROOF DECK. PROVIDE ACOUSTIC BATTS.

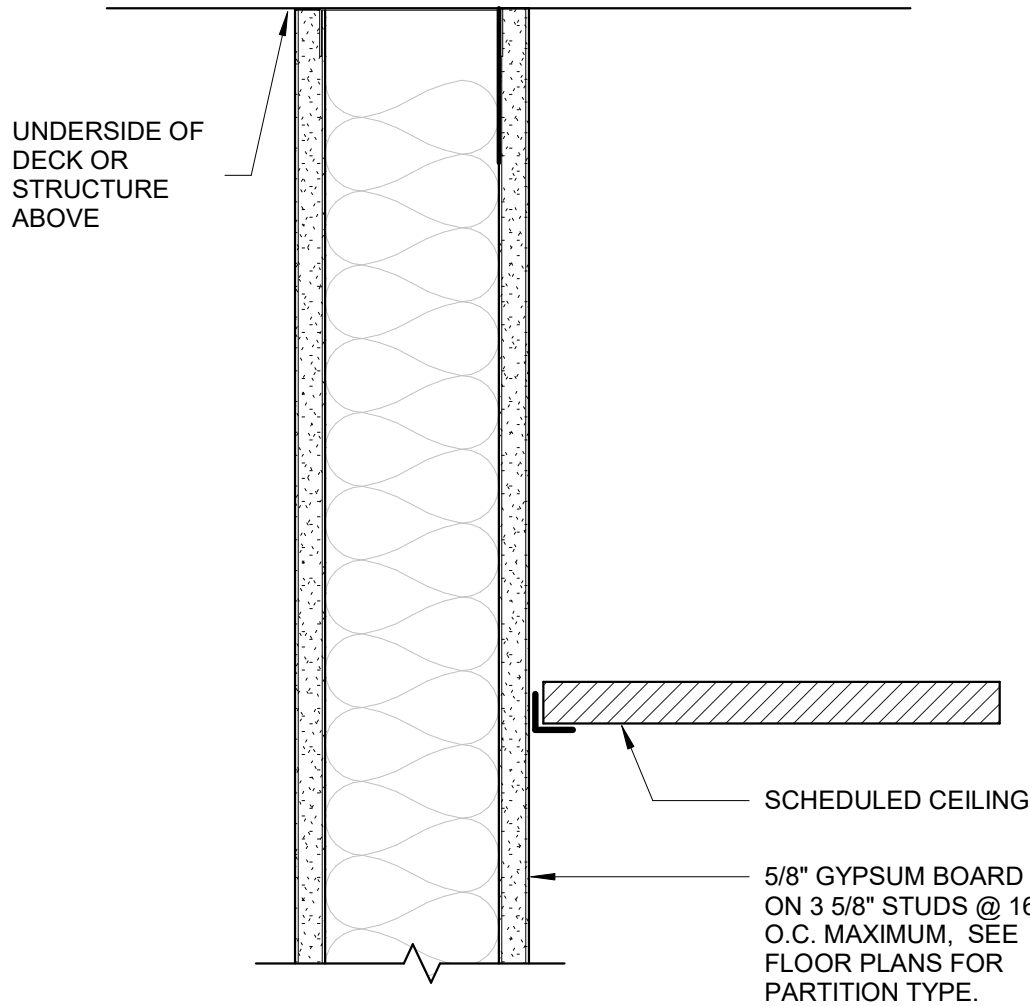
PARTITION TYPE S2



PARTITION TYPES
1/2" = 1'-0"



INTERIOR PARTITION DETAILS
3" = 1'-0"



INTERIOR PARTITION EXTENSION
3" = 1'-0"

no.	date	description

JUMPSTART
ADVENTURE PARK

2200 HARBOR BOULEVARD,
SUITE P-110
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PROJECT NO: 25052

DATE: 04/16/26

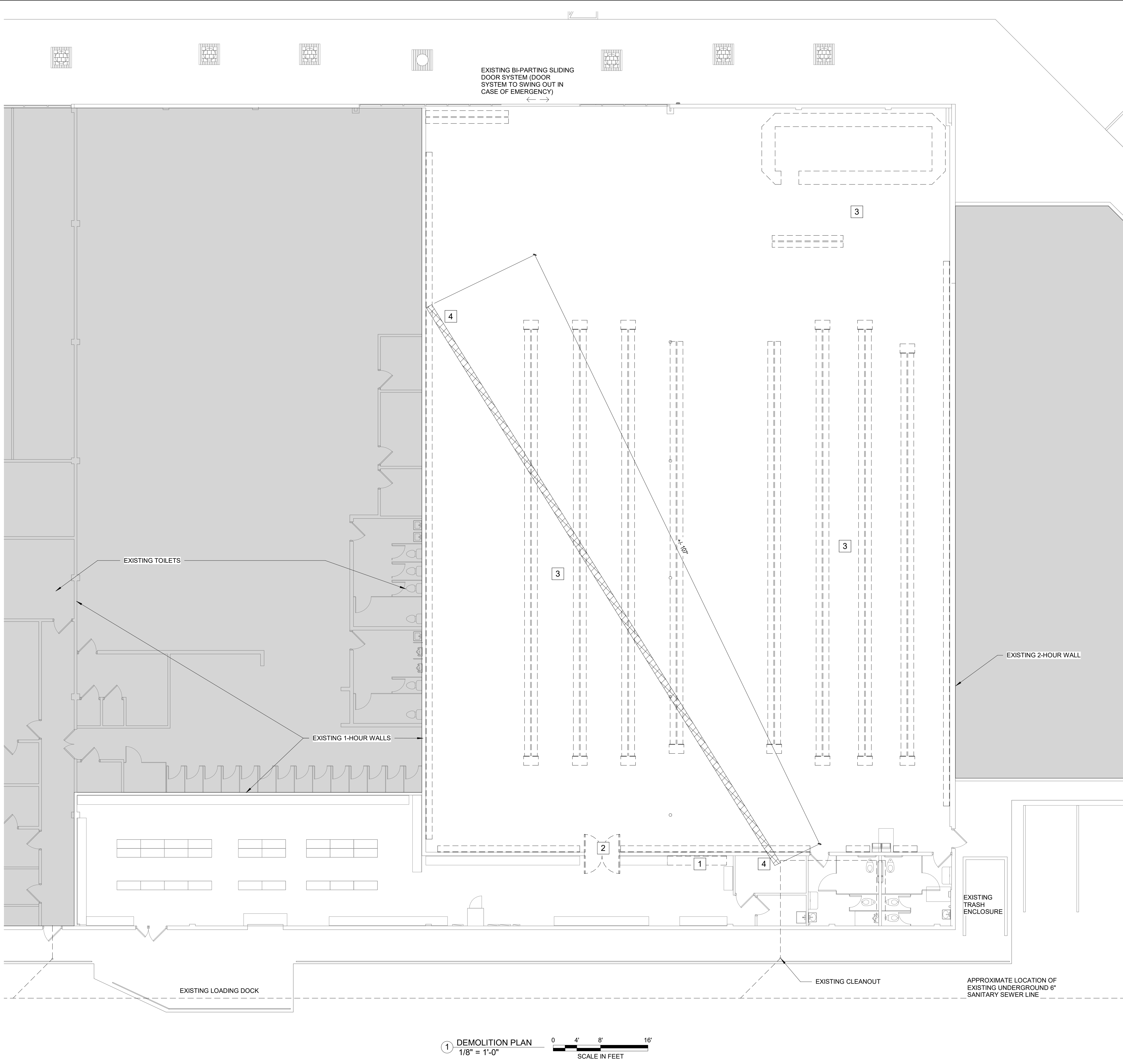


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ARCHITECTURAL
LEGEND AND
GENERAL NOTES

AG001



ARCHITECTURAL LEGEND - DEMO

- DEMOLISH WALL (ASSUME FRAMED WALL U.N.O.), FIXTURE OR FURNISHING
- EXISTING WALL, FIXTURE OR FURNISHING
- EXISTING DOOR TO REMAIN
- DEMOLISHED DOOR
- NO WORK IN THIS AREA

GENERAL DEMO NOTES

- A. PROTECT ALL EXISTING PLUMBING, MECHANICAL, AND ELECTRICAL TO REMAIN.
- B. PROTECT AND COVER ALL OPENINGS FROM ELEMENTS IN ROOF AND WALLS UPON REMOVAL OF DEMO ITEMS.
- C. REPAIR TO ORIGINAL STATE ANYTHING DAMAGED DURING DEMOLITION SUCH AS FINISHES/UTILITIES NOT IN DEMO SCOPE.
- D. SEE ADDITIONAL DEMO NOTES ON MECHANICAL, PLUMBING, AND ELECTRICAL PLANS.

DEMO KEYNOTES:

1. REMOVE PORTION OF EXISTING GONDOLA WALL UNIT AND CAREFULLY CREATE OPENING IN EXISTING WALL FOR NEW DOUBLE DOOR (SEE DOOR SCHEDULE).
2. DEMO & REMOVE EXISTING INTERIOR DOOR, FRAME, AND HARDWARE, AND PREPARE OPENING FOR NEW SOLID INFILL WALL TO MATCH ADJACENT CONSTRUCTION.
3. DEMO & REMOVE EXISTING MERCHANDISING SHELVING.
4. CAREFULLY SAWCUT & REMOVE EXISTING CONCRETE SLAB AND EXCAVATE FOR NEW PLUMBING DRAIN LINES (COORDINATE WITH PLUMBING DRAWINGS, CONNECT TO EXISTING SANITARY SEWER LINE).
5. DEMO & REMOVE EXISTING PLUMBING FIXTURE.
6. DEMO PORTION OF EXISTING MASONRY WALL IN PREPARATION FOR NEW DOOR.
7. REMOVE EXISTING P.A. SYSTEM AND SERVER RACK - SALVAGE FOR RELOCATION & INSTALL REMOVE MASONRY WALL TO DECK - SEE STRUCTURAL.
9. REMOVE MOVABLE PARTITION - SALVAGE TO OWNER.
10. DEMO EXISTING WALL & FLOOR TILE, PREP. SURFACE FOR NEW FINISHES.
11. EXISTING COLUMN TO REMAIN.
12. EXISTING MECHANICAL CLOSET. SEE MECHANICAL.
13. PROTECT AND SALVAGE TO OWNER ALL EXISTING EQUIPMENT.

no.	date	description

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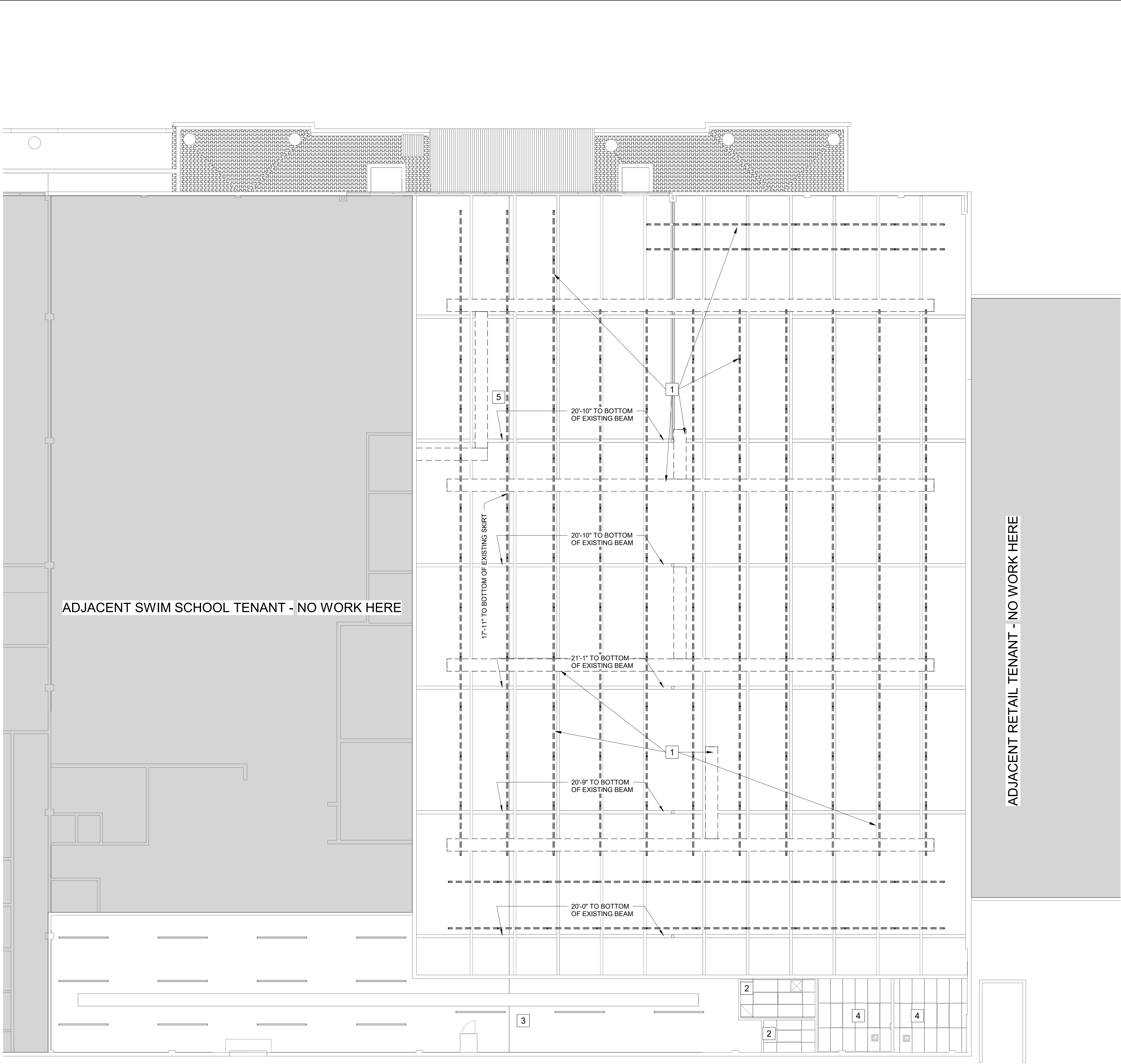


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DEMOLITION FLOOR
PLAN

AD101



1 DEMOLITION RCP
1/8" = 1'-0"
0 4' 8' 16'
SCALE IN FEET

REFLECTED CEILING LEGEND - DEMO

- DEMOLISH WALL (ASSUME FRAMED WALL U.N.O.)
- ===== EXISTING WALL OR FIXTURE TO REMAIN
- REMOVE LIGHT FIXTURES, SALVAGE FOR REINSTALL
- REMOVE MECHANICAL GRILLS, SALVAGE FOR REINSTALL
- NO WORK IN THIS AREA

RCP DEMO NOTES

- A. KEEP REQUIRED WIRING IN PLACE FOR NEW LIGHTING FIXTURES, MAKE SAFE, VERIFY PROPOSED LOCATION OF NEW LIGHTS BEFORE REMOVAL.
- B. KEEP EXISTING TRUNK LINES IN PLACE AND REMOVE FLEXIBLE DUCT AS NEEDED FOR FUTURE INSTALL, VERIFY WITH ARCHITECTURAL PROPOSED PLANS BEFORE FULL REMOVAL.

- | # | DEMO CEILING KEYNOTES |
|----|--|
| 1. | REMOVE EXISTING LIGHTING AND DUCTWORK (COORDINATE WITH MECHANICAL AND ELECTRICAL DRAWINGS). |
| 2. | EXISTING LAY-IN CEILING, SPRINKLER, FIRE ALARM, MECHANICAL, AND LIGHTING TO REMAIN. |
| 3. | EXISTING SPRINKLER, FIRE ALARM, MECHANICAL, AND LIGHTING TO REMAIN. |
| 4. | REMOVE EXISTING CEILING TILES (GRID, SPRINKLER, FIRE ALARM, MECHANICAL, AND LIGHTING TO REMAIN), CLEAN EXISTING EXHAUST FANS, AND PREPARE GRID FOR NEW NON-PERFORATED CEILING TILES. |
| 5. | REMOVE EXISTING CORRUGATED METAL SKIRT PANELS. |

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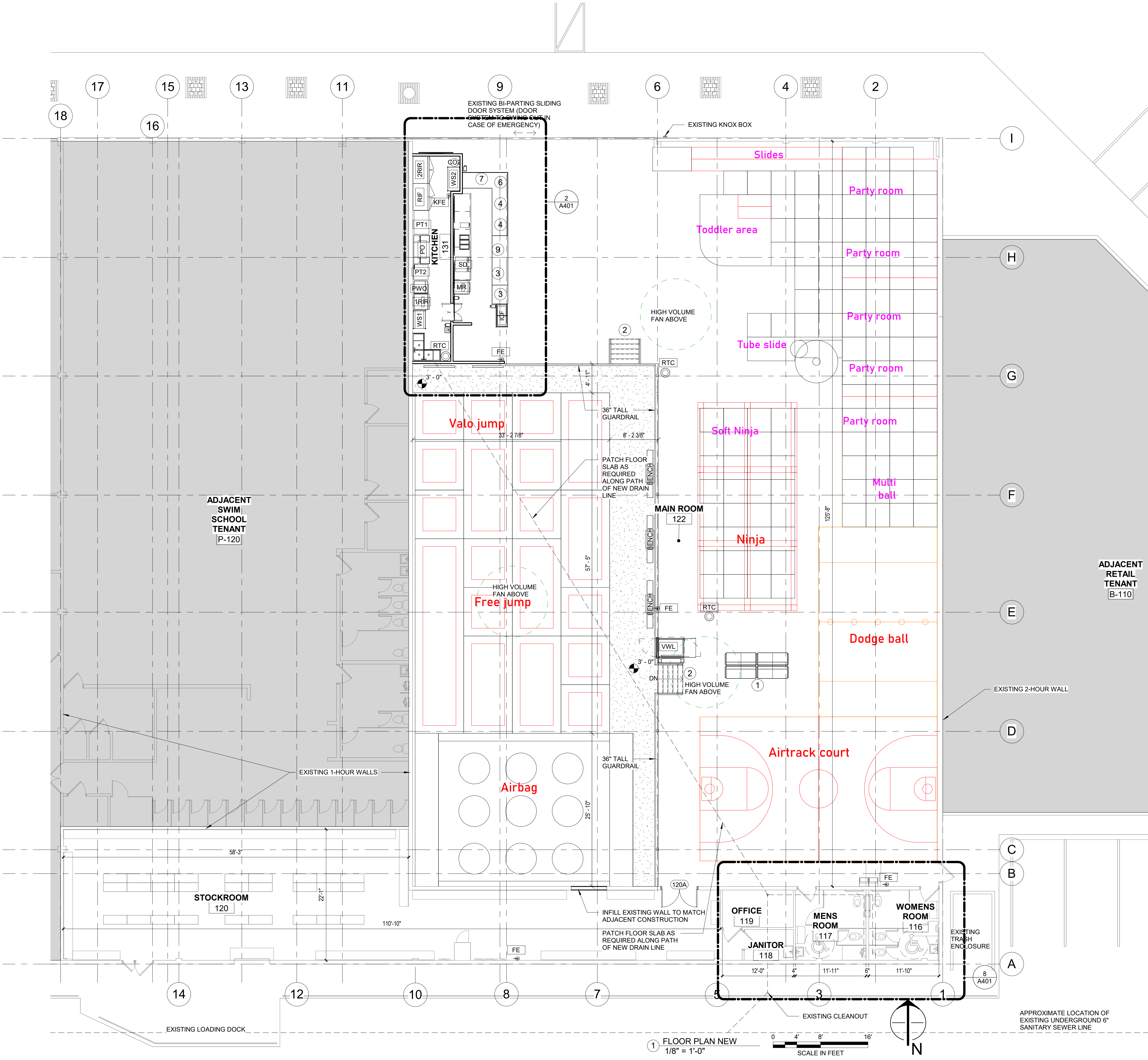


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REFLECTED CEILING
DEMOLITION PLAN

AD111



FLOOR PLAN LEGEND

EXISTING WALL

NEW WALL

WALL TYPE TAG
(SEE PARTITION TYPE SHEET)

NO WORK IN THIS AREA

WINDOW TAG

NEW DOOR

DOOR TAG

ELEVATION MARK

SECTION MARK

ROOM NAME

ROOM NUMBER

FLOOR ELEVATION TAG

GENERAL NOTES

A. ALL DIMENSIONS FROM FACE OF STUD AND EXISTING FINISHED WALLS UNLESS NOTED OTHERWISE

B. VERIFY ALL DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION

C. ALL FINISHES TO BE CONFIRMED AND APPROVED BY OWNER

D. GENERAL CONTRACTOR TO INSTALL ALL ATTRACTIONS, PURCHASED BY OWNER. ATTRACTIONS SHALL COMPLY WITH ASTM F2970-15 (TRAMPOLINES), ASTM F2374-22 (INFLATABLES), OR ASTM F1918-21 (SOFTPLAY)

E. GENERAL CONTRACTOR TO PROVIDE BURGLAR AND FIRE ALARM, SECURITY CAMERAS, INTERCOM SPEAKERS AND WIRELESS ACCESS POINTS. SEE SHEET A401 FOR EQUIPMENT SCHEDULE. SEATING, TABLES, AND OFFICE FURNITURE PROVIDED BY OWNER (NOT IN CONTRACT).

FLOOR PLAN KEYNOTES

NOTE: NOT ALL KEYNOTES ARE ON ALL SHEETS

1. OPEN SEATING AREA.

2. STAIRS WITH HANDRAILS.

3. PARTY/ADA CHECK-IN POS.

4. GENERAL ADMISSION CHECK-IN POS.

5. SHOE CUBBIES.

6. MEMBER CHECK-IN/CONCESSIONS POS.

7. WAIVER STATION.

8. WATER HEATER.

9. DISPLAY CASE.

no.	date	description

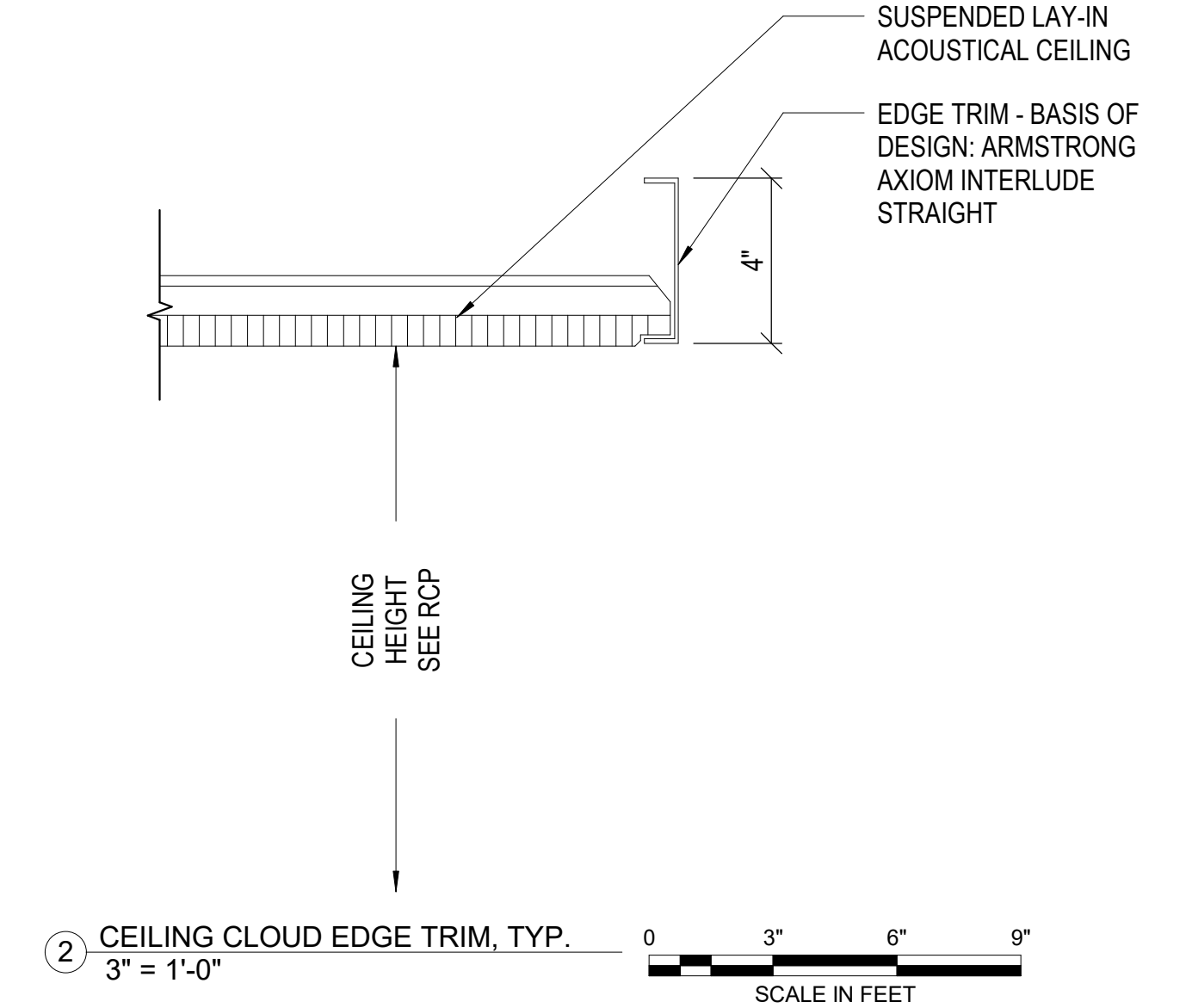
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NEW FLOOR PLAN
A101



- RCP GENERAL NOTES**
- A. ALL NEW SOFFIT HEIGHTS TO MATCH EXISTING.
B. ALL NEW CEILING HEIGHTS TO MATCH EXISTING.

- RCP KEYNOTES**
- #
1. NEW 24"x48" NON-PERFORATED ACOUSTICAL CEILING TILE IN EXISTING GRID.
2. NEW 24"x24" NON-PERFORATED ACOUSTICAL CEILING TILE AND GRID.
3. NEW HIGH VOLUME CEILING FAN.
4. NEW LIGHT FIXTURES IN MAIN ROOM.
5. EXISTING EXPOSED CEILING, LIGHTS, AND DUCTWORK.
6. NEW INTERCOM SPEAKER.
7. NEW SECURITY CAMERA.
8. EXISTING 24"x48" ACOUSTICAL CEILING TILE AND GRID.
9. SUPPLY AIR TO FREEBLOW FROM PLENUMS OF EXISTING ROOFTOP UNITS.
10. NEW 24"x24" NON-PERFORATED ACOUSTICAL CEILING TILE AND GRID WITH CLOUD EDGES.

RCP LEGEND

- 2X4 LIGHT FIXTURE
- RHINOZ MEGA LIGHT FIXTURE
- 2X2 CEILING GRID
- 2X4 CEILING GRID
- COLUMN-MOUNTED SPEAKER
- HOUSE LIGHT FIXTURE
- WALL MOUNTED EXIT SIGN
- MECHANICAL SUPPLY
- MECHANICAL RETURN
- EXHAUST FAN
- EMERGENCY LIGHT
- CEILING HEIGHT TAG

no.	date	description

**JUMPSTART
ADVENTURE PARK**

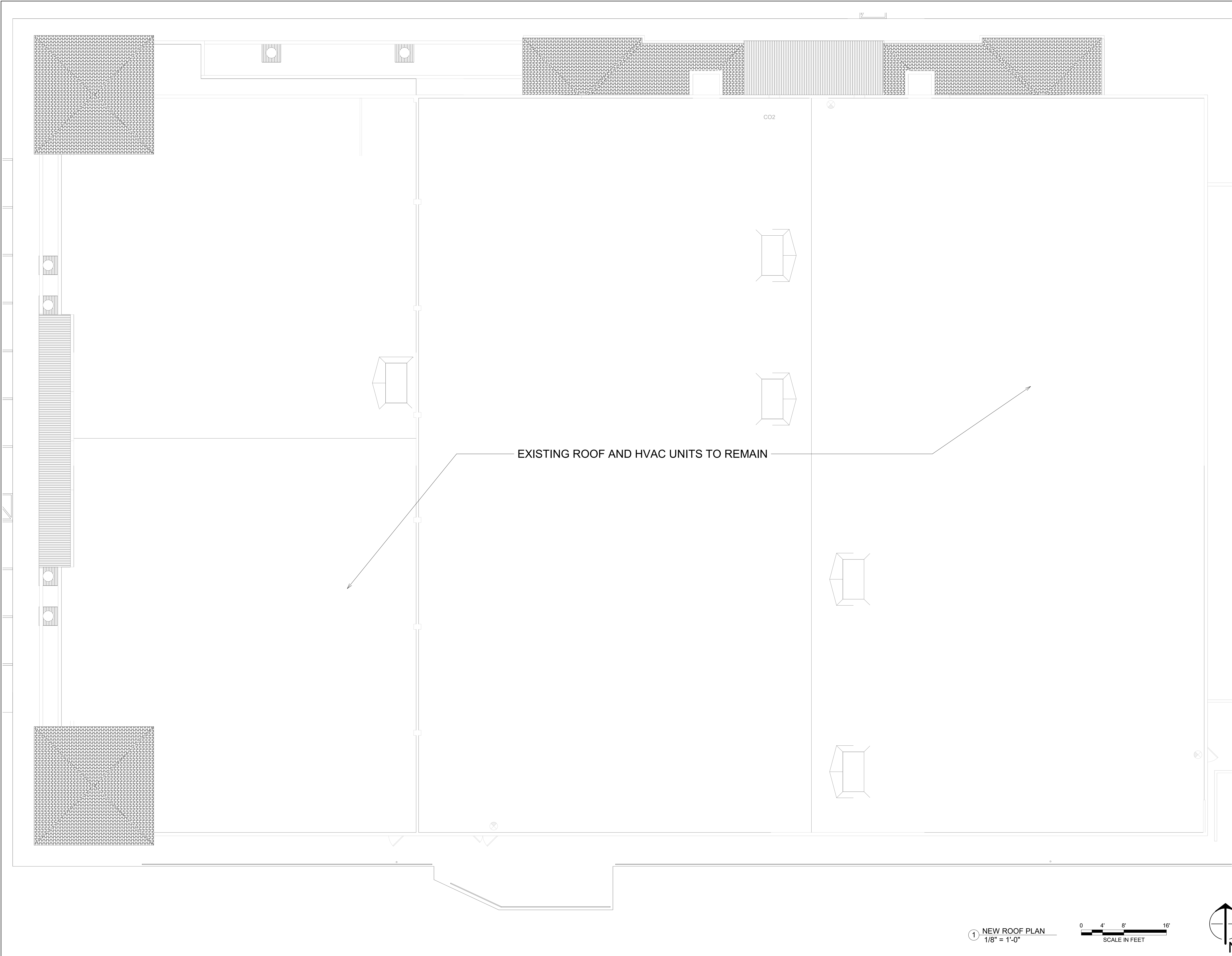
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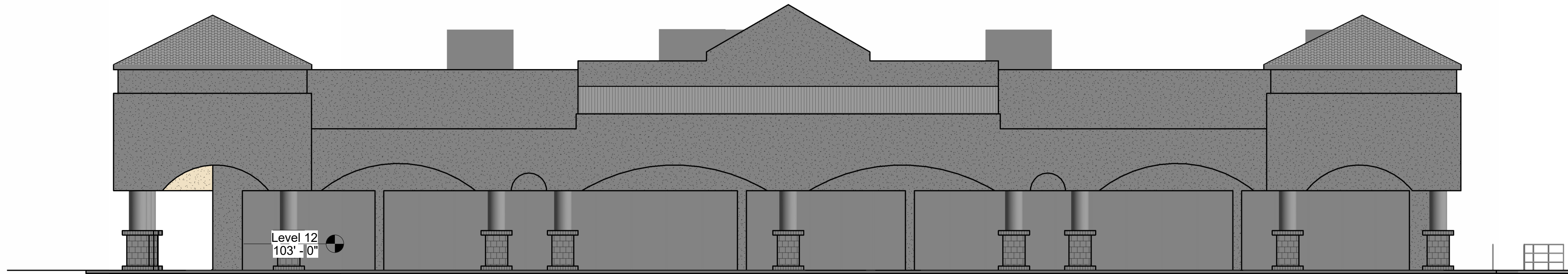


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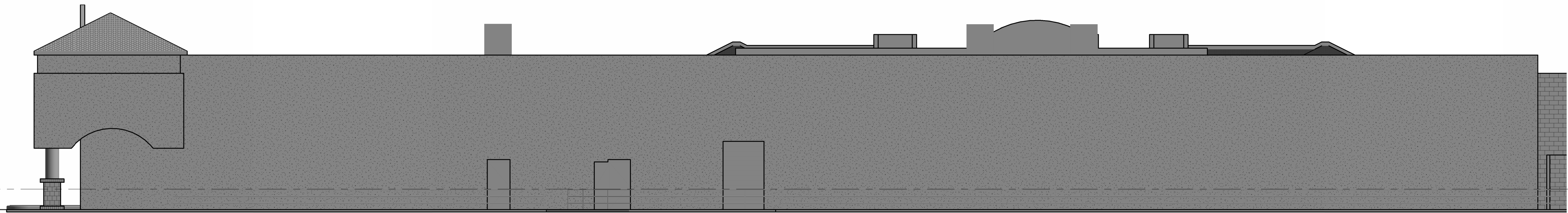
**REFLECTED CEILING
PLAN**

A111

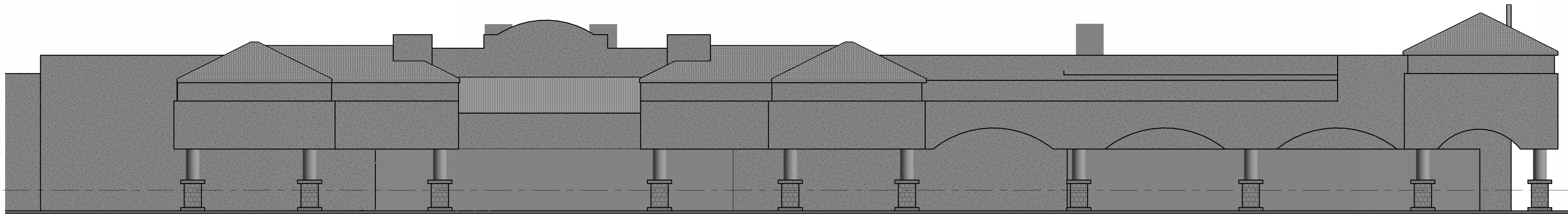




③ EAST BUILDING ELEVATION
1/8" = 1'-0"



② NORTH BUILDING ELEVATION
1/8" = 1'-0"



① SOUTH BUILDING ELEVATION
1/8" = 1'-0"

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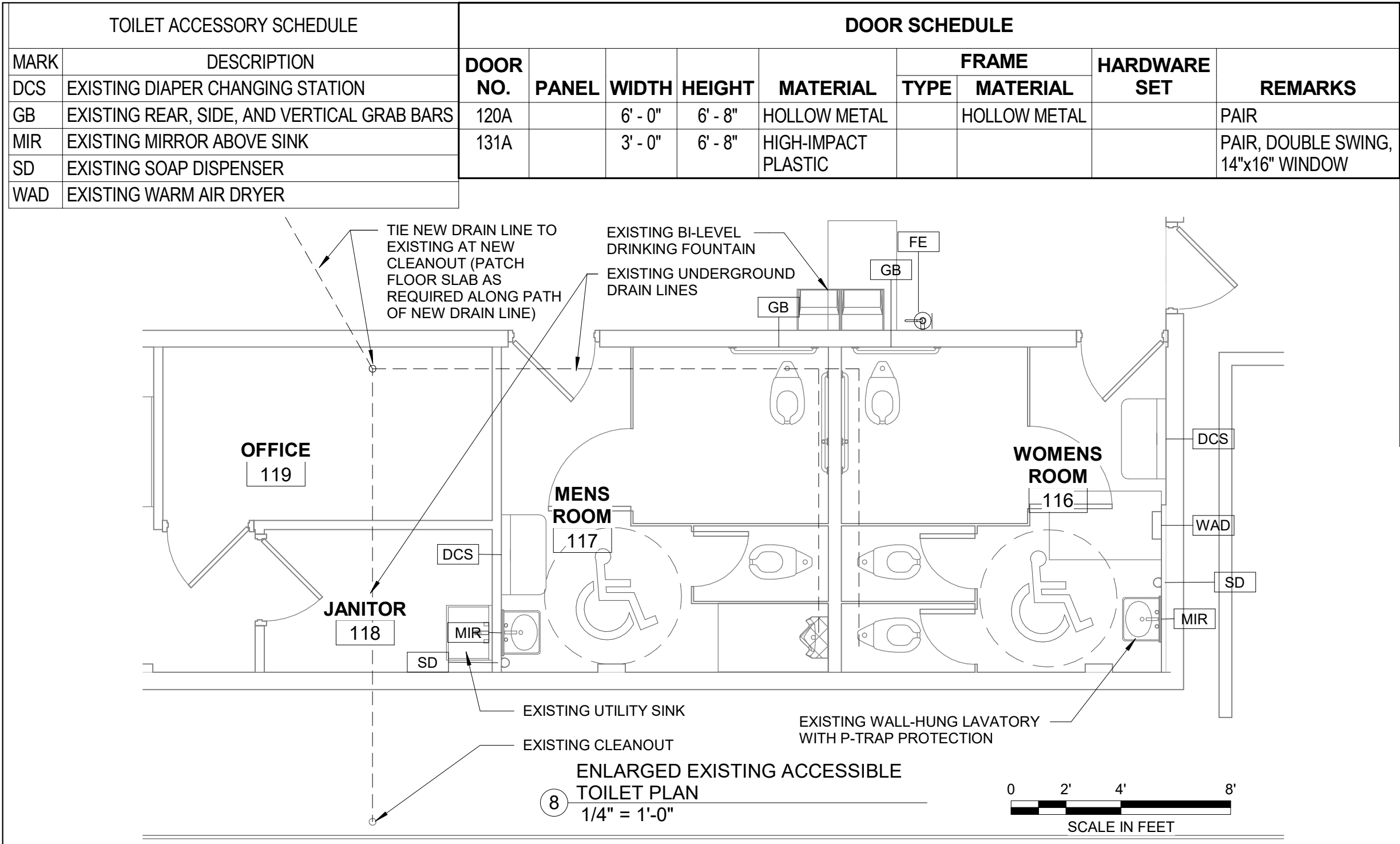


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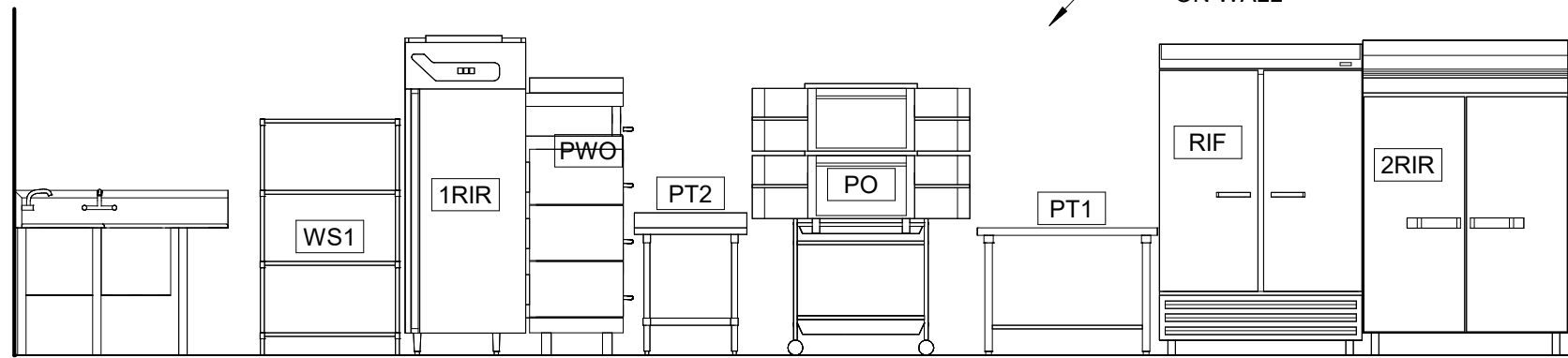
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Level 12
103' - 0"

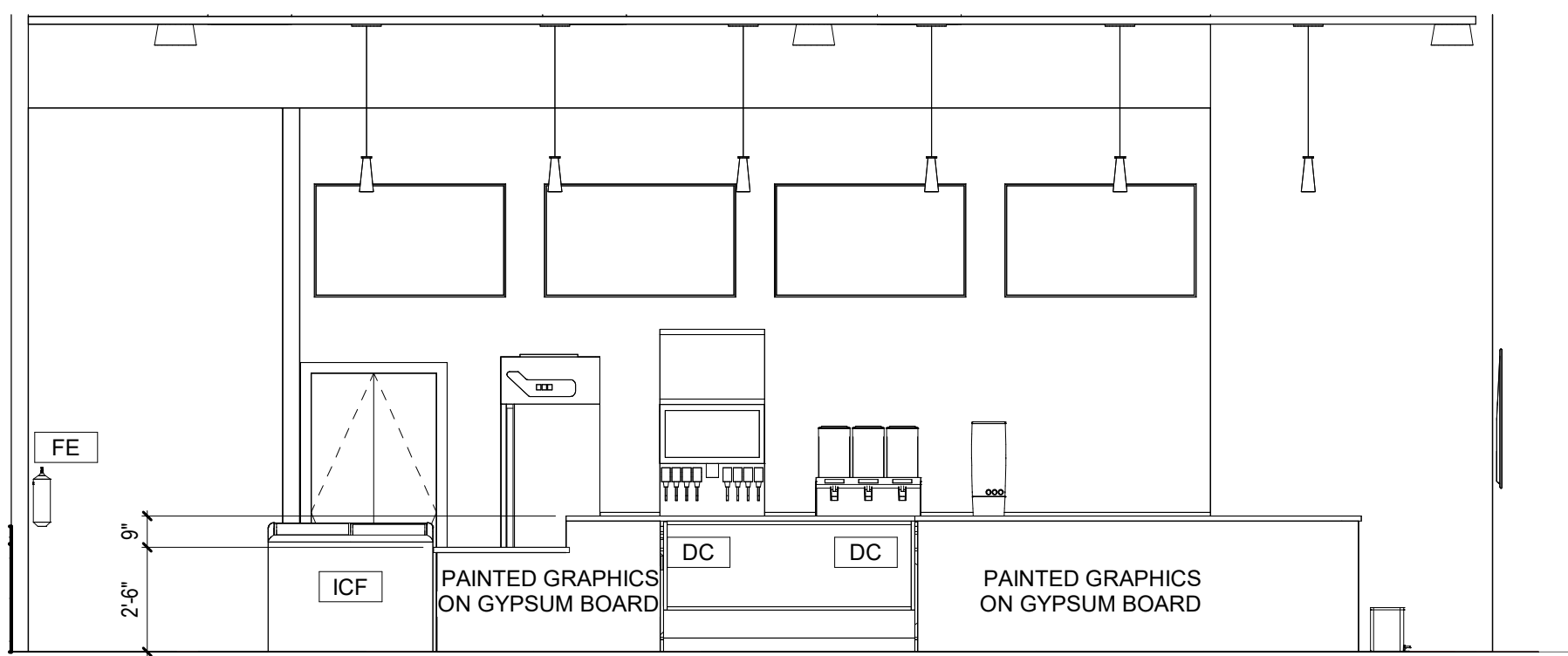
**BUILDING
ELEVATIONS
A201**



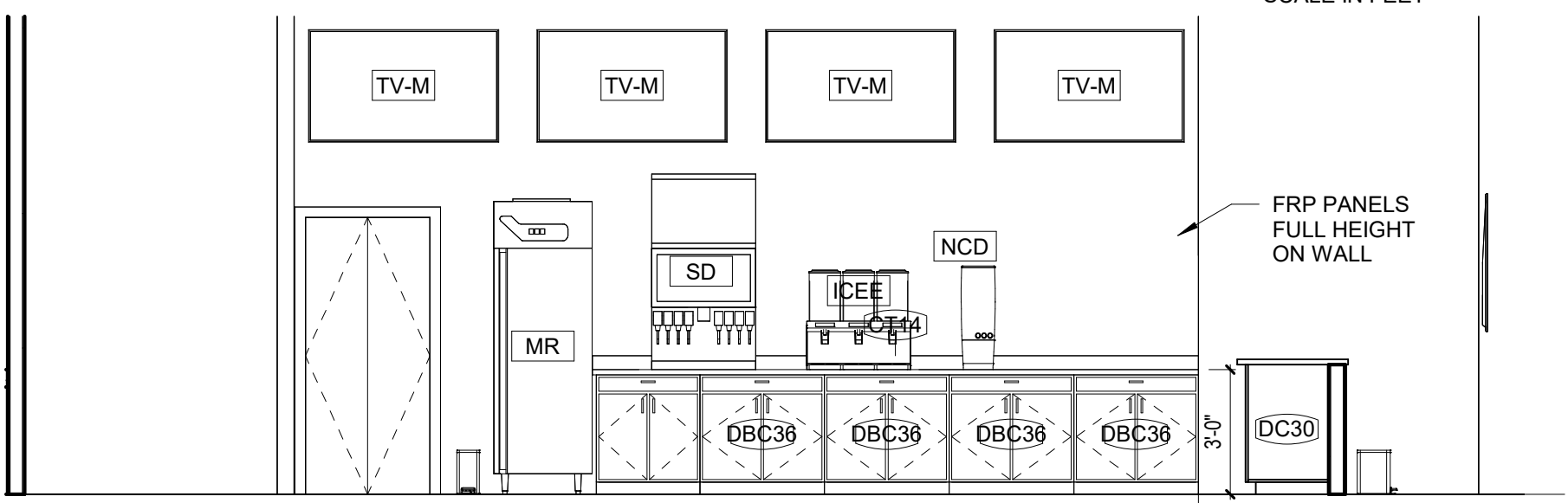
CASEWORK SCHEDULE					
MARK	DESCRIPTION	WIDTH	HEIGHT	DEPTH	NOTES
ADC36	36" WIDE PLASTIC LAMINATE 3-DRAWER ADA BASE CABINET	3' - 0"	2' - 4 1/2"	2' - 0"	
CT3	3'-3" LONG 3CM SPARKLING WHITE QUARTZ ADA COUNTERTOP		2' - 6"	2' - 8"	
CT8	8'-4" LONG 3CM SPARKLING WHITE QUARTZ COUNTERTOP		3' - 3"	2' - 8"	
CT14	13'-10" LONG 3CM SPARKLING WHITE QUARTZ COUNTERTOP		3' - 0"	3' - 0"	WITH INTEGRAL BACKSPLASH
CTL	L-SHAPED 3CM SPARKLING WHITE QUARTZ COUNTERTOP		3' - 3"	2' - 8"	
DBC30	30" WIDE PLASTIC LAMINATE DEEP BASE CABINET	2' - 6"	2' - 10 1/2"	2' - 10"	2 DOORS AND 1 DRAWER
DBC36	36" WIDE PLASTIC LAMINATE DEEP BASE CABINET	3' - 0"	2' - 10 1/2"	2' - 10"	2 DOORS AND 1 DRAWER
DC24	24" WIDE THREE DRAWER BASE CABINET	2' - 0"	3' - 1 1/2"	2' - 0"	
DC30	30" WIDE PLASTIC LAMINATE 3-DRAWER BASE CABINET	2' - 6"	3' - 1 1/2"	2' - 0"	
DC36	36" WIDE PLASTIC LAMINATE 3-DRAWER BASE CABINET	3' - 0"	3' - 1 1/2"	2' - 0"	



7 KITCHEN EQUIPMENT ELEVATION
1/4" = 1'-0"



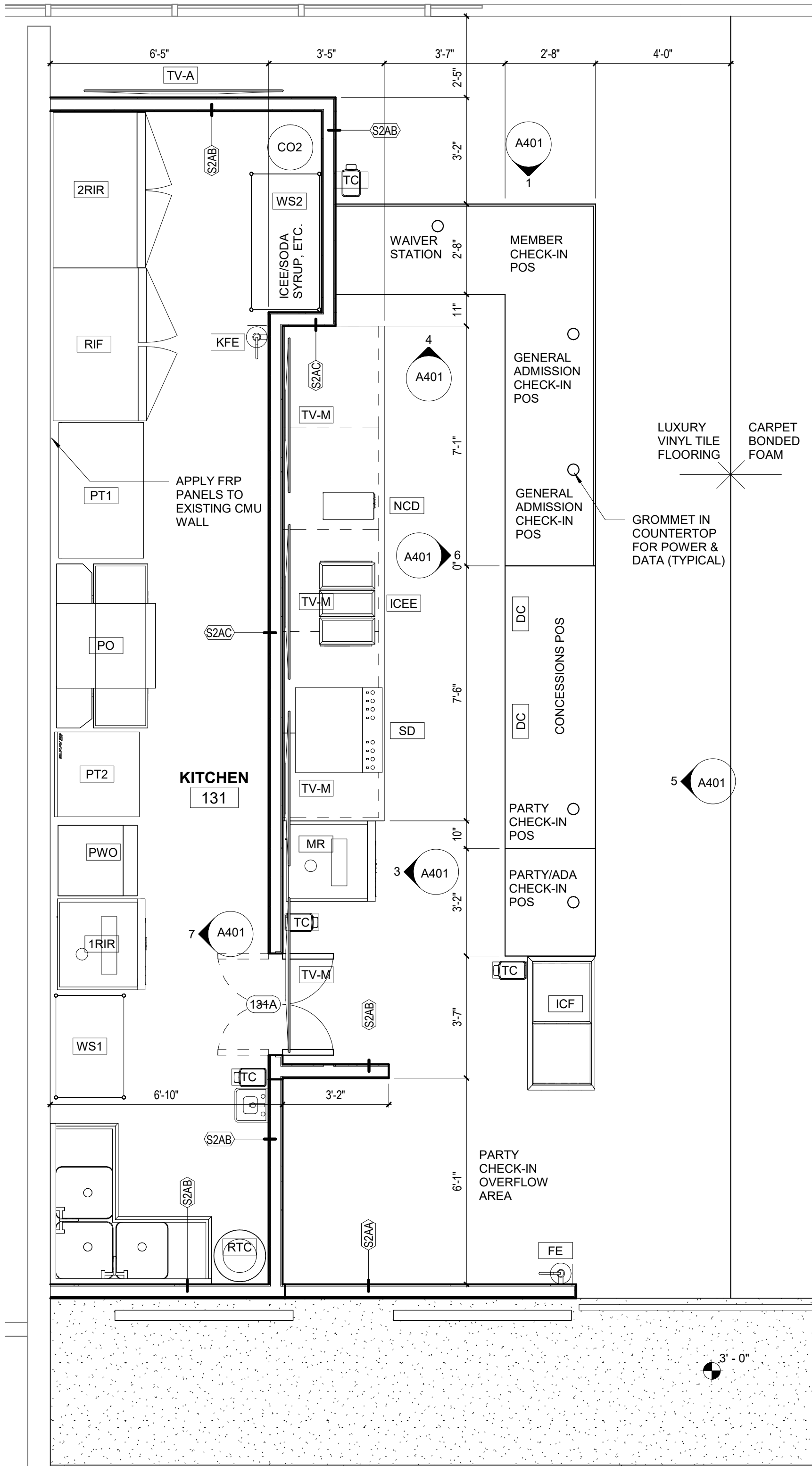
5 ELEVATION AT CHECK-IN COUNTER
1/4" = 1'-0"



3 ELEVATION AT CONCESSIONS WALL
1/4" = 1'-0"

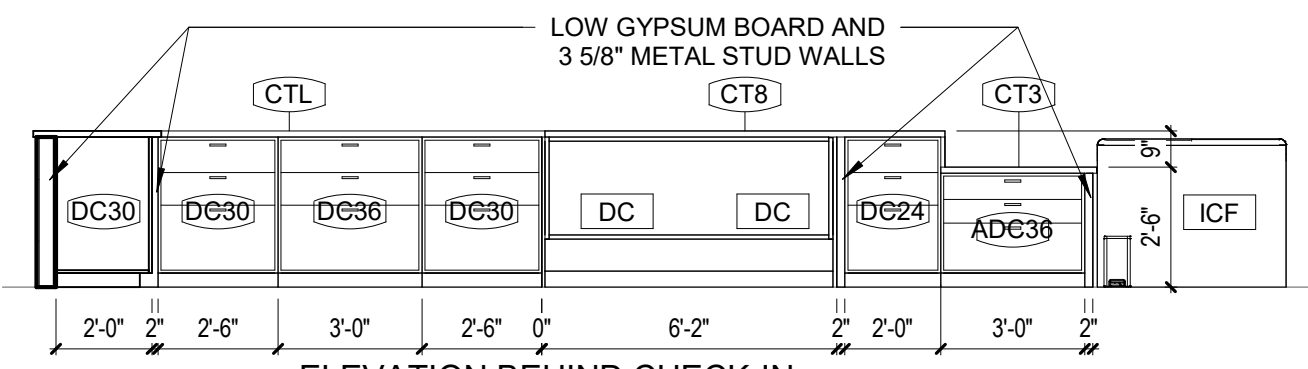
ROOM FINISH SCHEDULE									
ROOM NO.	ROOM NAME	FLOOR	BASE	WALLS				REMARKS	
				NORTH	EAST	SOUTH	WEST		
116	WOMENS ROOM	EXISTING CERAMIC TILE	EXISTING CERAMIC BASE	EXISTING TILE BOARD	EXISTING TILE BOARD	EXISTING TILE BOARD	EXISTING TILE BOARD		
117	MENS ROOM	EXISTING CERAMIC TILE	EXISTING CERAMIC BASE	EXISTING TILE BOARD	EXISTING TILE BOARD	EXISTING TILE BOARD	EXISTING TILE BOARD		
118	JANITOR	LVT	RESILIENT WALL BASE	PAINT	PAINT	PAINT	PAINT	PATCH FLOOR SLAB AS REQUIRED	
119	OFFICE	LVT	RESILIENT WALL BASE	PAINT	PAINT	PAINT	PAINT	PATCH FLOOR SLAB AS REQUIRED	
120	STOCKROOM	EXISTING SEALED CONCRETE	RESILIENT WALL BASE	PAINT	PAINT	PAINT	PAINT		
122	MAIN ROOM	CARPET BONDED FOAM	RESILIENT WALL BASE	PAINT	PAINT	PAINT	PAINT	LVT FLOOR AND FRP WALL PANELS AT CHECK-IN	
131	KITCHEN	EPOXY COATING	EPOXY COATING TURNED 6" UP WALLS	FRP PANELS	FRP PANELS	FRP PANELS	FRP PANELS		

EXISTING BI-PARTING SLIDING DOOR SYSTEM (DOOR SYSTEM TO SWING OUT IN CASE OF EMERGENCY)

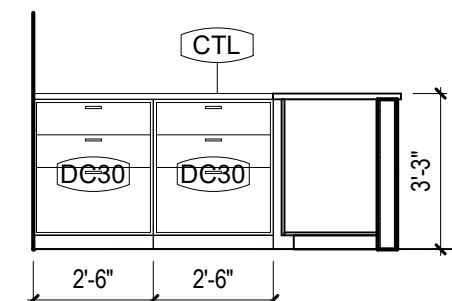


2 ENLARGED ENTRY/KITCHEN FLOOR PLAN
3/8" = 1'-0"

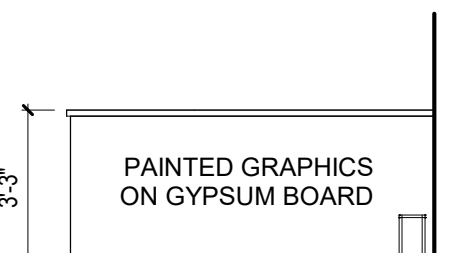
SPECIALTY EQUIPMENT SCHEDULE				
MARK	DESCRIPTION	MANUFACTURER	MODEL	NOTES
1RIR	ONE-DOOR REACH-IN REFRIGERATOR	AVANTCO	A-23-R-HC	29" WIDEx32"x83" TALL
2RIR	TWO-DOOR REACH-IN REFRIGERATOR	AVANTCO	A-49-R-HC	54" WIDEx32"x83" TALL
BENCH	8' BENCH			
CO2	CARBON DIOXIDE TANK			FOR SODA DISPENSER
DC	3' WIDE LIGHTED GLASS DISPLAY CASE	HUZHIEHUI		36" WIDEx32"x37" TALL
FE	WALL MOUNTED FIRE EXTINGUISHER			
ICEE	ICEE MACHINE	THE ICEE COMPANY	773	3-BOWL
ICF	ICE CREAM CHEST FREEZER	AVANTCO	DFC9-HCL	39" WIDEx28"x35" TALL
KB	EMERGENCY KEY CABINET	KNOX BOX	3264	COLOR: DARK BRONZE
KFE	KITCHEN TYPE WALL-MOUNTED FIRE EXT.			
MR	MERCHANDISING REFRIGERATOR	AVANTCO	GDC-23-HC	28" WIDEx32"x84" TALL
NCD	NACHO CHEESE DISPENSER	CARNIVAL KING	382CD225	
PO	PIZZA OVEN	TURBOCHEF	HIGH h CONVEYOR 2020	DOUBLE STACKED, VENTLESS, ON ROLLING CART
PT1	30"x48"x34" TALL SS PREP TABLE	REGENCY	600T3048G	WITH SHELF UNDERNEATH
PT2	30"x30"x38" TALL SS PREP TABLE	REGENCY	600TSB3030S	WITH BACKSPLASH & SHELF UNDERNEATH
PWO	PIZZA WARMING OVEN	FLAV-R-SAVOR	PFST-1X	23" WIDEx25"x57" TALL
RIF	REACH-IN FREEZER	AVANTCO	A-49F-HC	54" WIDEx32"x83" TALL
RTC	ROLLING TRASH CAN			
SD	SODA DISPENSER	CORNELIUS	ENDURO 250	WITH ICE BIN ON TOP
TC	6L step can	Kohler Co.	K-31319-ST	
TV-A	75" LED SMART TV	SAMSUNG	60ES6305U	FOR ADVERTISING
TV-M	60" LED SMART TV	SAMSUNG	60ES6305U	MENU BOARD
VWL	VERTICAL WHEELCHAIR LIFT	GARAVENTA LIFT	GENESIS OPAL	
WS1	24"x36" CHROME WIRE SHELVING	EAGLE GROUP		
WS2	24"x48" CHROME WIRE SHELVING	EAGLE GROUP		



6 ELEVATION BEHIND CHECK-IN COUNTER
1/4" = 1'-0"



4 ELEVATION BEHIND CHECK-IN CORNER
1/4" = 1'-0"



1 ELEVATION AT CHECK-IN CORNER
1/4" = 1'-0"

no.	date	description

JUMPSTART ADVENTURE PARK

2200 HARBOR BOULEVARD,
SUITE P-110
COSTA MESA, CA 92627
PROJECT NO: 25052
DATE: 04/16/26



atmosphere architects
114 w main st.
mesa, az 85201

contact: Tim Boyle
email: tim@atmosarch.com
tel: 917-526-0323

ENLARGED FLOOR PLANS AND SCHEDULES

A401

From: [COLGAN, JULIE](#)
To: [ARIOS, JUSTIN](#); [CARON, MARTINA](#)
Subject: Fw: RE application PCUP-25-0022
Date: Monday, July 6, 2026 7:23:10 AM
Attachments: [Outlook-aewne22k](#)

Hi Justin,

Please see public comment below for your item. Please add as an attachment to your agenda report.

Thank you,



Julie Colgan
Executive Assistant
City of Costa Mesa | Economic & Development Services Department (*soon to be the Community Development Department*)
(714) 754-5270
77 Fair Drive | Costa Mesa | CA 92626

“The City of Costa Mesa serves our residents, businesses and visitors while promoting a safe, inclusive, and vibrant community.”

From: jursini ribcompany.com <jursini@ribcompany.com>
Sent: Saturday, July 4, 2026 11:05 AM
To: PC Public Comments <PCPublicComments@costamesaca.gov>
Subject: RE application PCUP-25-0022

Newport rib company is in **full support** of the proposed indoor trampoline park for 2200 Harbor blvd.

John Ursini
Proprietor Newport Rib Company
(949) 631-2110
jursini@ribcompany.com
"We have a lot of competition, but our Ribs don't"

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Report any suspicious activities to the Information Technology Department.



CITY OF COSTA MESA

77 Fair Drive
Costa Mesa, CA 92626

Agenda Report

File #: 26-343

Meeting Date: 7/13/2026

TITLE:

PROPOSED AMENDMENTS TO TITLE 13 (PLANNING, ZONING AND DEVELOPMENT) OF THE COSTA MESA MUNICIPAL 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- PCTY-26-0001 (CONTINUED FROM JUNE 22, 2026)

**DEPARTMENT: ECONOMIC AND DEVELOPMENT SERVICES
DEPARTMENT/PLANNING DIVISION**

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

CONTACT INFORMATION: MARTINA CARON MARTINA.CARON@costamesaca.gov

RECOMMENDATION:

Staff recommends the Planning Commission:

1. Find that the proposed Zoning Code Amendment is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15061(b)(3) and 15305; and
2. Adopt a Resolution recommending that the City Council approve amendments to Title 13 (Planning, Zoning and Development) of the Costa Mesa Municipal 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.



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: July 13, 2026

ITEM NUMBER: PH-2

SUBJECT: PROPOSED AMENDMENTS TO TITLE 13 (PLANNING, ZONING AND DEVELOPMENT) OF THE COSTA MESA MUNICIPAL 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- PCTY-26-0001 (CONTINUED FROM JUNE 22, 2026)

**FROM: ECONOMIC AND DEVELOPMENT SERVICES
DEPARTMENT/PLANNING DIVISION**

**PRESENTATION BY: AMBER GREGG, CONTRACT PLANNER, AND
MARTINA CARON, PLANNING MANAGER**

**FOR FURTHER INFORMATION CONTACT: MARTINA CARON
MARTINA.CARON@costamesaca.gov**

RECOMMENDATION

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APPLICANT OR AUTHORIZED AGENT

City-Initiated request.

BACKGROUND

On April 13, 2026, the Planning Commission conducted a study session to review potential amendments intended to modernize the City's land use framework and address several recurring implementation issues. The Planning Commission was generally supportive of the proposed Zoning Code Amendments and expressed appreciation for the effort to modernize regulations. Commissioners discussed several implementation considerations, including potential traffic and circulation impacts associated with ghost kitchens, operational considerations for small fitness studios, and the importance of maintaining parking requirements that reflect current Institute of Transportation Engineers (ITE) data. Additional comments included support for adding new land use categories such as escape rooms, climbing gyms, and trampoline parks.

April 13, 2026, Agenda Report:

<https://costamesa.legistar.com/LegislationDetail.aspx?ID=7976488&GUID=694B0C33-AB5F-4F28-8F1C-4E67CB6704A9&Options=&Search=>

On June 22, 2026, staff presented a package of eleven targeted Zoning Code amendments intended to modernize land use classifications and development standards, improve regulatory clarity, and address issues identified through the City's review of development applications and business inquiries. The amendments are also intended to support the City's economic development goals by facilitating reinvestment in commercial properties, reducing uncertainty in the entitlement process, and better accommodating evolving business models. An excerpt of the draft June 22, 2026nd minutes can be found under Attachment 3. The summary of the proposed changes and June 22, 2026, Agenda Report can be found here:

<https://costamesa.legistar.com/View.ashx?M=F&ID=15589938&GUID=28AC4200-2BB0-4336-8E4F-5C3DB5633A4D>

The proposed amendments are intentionally focused on a limited number of high-priority and commonly occurring issues. Although additional Zoning Code topics may merit future evaluation, the current effort is intended to advance a manageable package of amendments that can be effectively reviewed and implemented within existing staffing capacity and departmental work program constraints.

Public comments were generally supportive of modernizing the Zoning Code and simplifying the approval process for contemporary business uses. Commenters also encouraged the City to reevaluate parking requirements for small fitness studios, conduct more frequent reviews of the Zoning Code.

The Planning Commission expressed general support for the overall direction of the amendments and recognized the proposal as a strong foundation for modernizing the City's regulations. However, the Commission requested additional analysis and refinement regarding two primary issues. First, the Commission requested that staff

further evaluate the parking requirements and applicable size or operational thresholds for small fitness studios to better distinguish these uses from larger fitness facilities. Second, the Commission requested additional review of the proposed exclusions from floor area ratio calculations, particularly the treatment of storage areas, equipment rooms, and other non-occupied spaces.

Staff proposed the option of forwarding the portions of the amendment package that had broad support to the City Council for consideration, while continuing to refine the remaining items, however, the Planning Commission preferred to consider the amendments as a complete package. The Commission therefore reopened the public hearing and continued the item to the July 13, 2026, Planning Commission meeting and requested staff consider the Planning Commission's recommendations and revisions and provide additional clarification.

A summary of the proposed amendments, including the revisions made in response to the Planning Commission's comments, is provided below.

Fitness Uses

In response to the Planning Commission's comments, staff proposes three fitness use categories to better distinguish between different facility sizes and operational models. See the proposed categories below in Table 1:

Table 1 - Fitness Uses

Use	Summary	Review Process	Parking Req.
Small Fitness Studio	Facilities less than 2,500 square feet; generally designed for one-on-one instruction, personal training, or small classes.	Permitted with Special Land Use Regulations	4 spaces per 1,000 sf
Fitness Studio	Facilities of 2,500 square feet to 15,000 square feet; generally intended to accommodate small to mid-sized class-based fitness businesses, such as yoga, Pilates, martial arts, and similar uses.	Permitted with Special Land Use Regulations	10 spaces per 1,000 sf
Physical Fitness Facility	Facilities larger than 15,000 square feet; intended for larger fitness facilities.	CUP (no change)	10 spaces per 1,000 sf

A new Small Fitness Studio category would apply to facilities of less than 2,500 square feet that are generally designed for one-on-one instruction, personal training, or small classes. An intermediary Fitness Studio category would apply to facilities that are 2,500 square feet or larger but do not exceed 15,000 square feet. These new categories are intended to accommodate small- to mid-sized class-based fitness businesses, such as yoga, Pilates, barre, cycling, martial arts, dance-based fitness, circuit training, and similar uses, without classifying them as large fitness centers or health clubs.

The proposed size thresholds provide objective standards for distinguishing these smaller instructional facilities from larger Physical Fitness Facilities, which would remain

subject to a Conditional Use Permit. Small Fitness Studios and Fitness Studios typically operate with scheduled classes, limited occupancy, shorter customer visits, and predictable arrival and departure patterns that generally result in lower traffic and parking demand. By comparison, larger fitness facilities, such as 24 Hour Fitness, commonly include multiple activity areas, extended operating hours, unscheduled customer arrivals, and substantially higher membership volumes, resulting in greater parking demand and traffic generation. Consistent with these operational characteristics, Small Fitness Studios and Fitness Studios would be permitted by right in most commercial zoning districts (subject to special land use regulations), while larger Physical Fitness Facilities would continue to require a Conditional Use Permit.

Fitness Parking

To further differentiate Small Fitness Studios from Fitness Studios and Physical Fitness Facilities, a parking ratio of four spaces per 1,000 square feet is proposed for this category as noted in Table 1. This would result in a maximum parking requirement of 10 spaces for a 2,500-square-foot studio. Fitness Studios would continue to require 10 spaces per 1,000 square feet because these facilities accommodate larger classes, more frequent customer turnover, and higher peak parking demand than a Small Fitness Studio. Physical Fitness Facilities would also require 10 spaces per 1,000 square feet, consistent with their larger scale and broader operational characteristics. Although Fitness Studios and Physical Fitness Facilities would have the same parking ratio, they would remain separate use categories because Fitness Studios would be smaller in scale and permitted by right with Special Land Use Regulations in most commercial zones, while Physical Fitness Facilities would continue to require a Conditional Use Permit.

Floor Area Ratio (FAR)

Floor Area Ratio (FAR) is the City's primary tool for regulating the intensity of nonresidential development. FARs are established in the General Plan and further implemented through the Zoning Code. FAR establishes the amount of building floor area permitted on a site in relation to the size of the lot and is used to ensure that development intensity remains consistent with the General Plan and the City's broader land use objectives.

In the General Plan, FAR is also directly tied to traffic generation and the City's ability to evaluate development intensity based on anticipated trips. Because nonresidential traffic impacts are generally calculated based on the amount and type of active floor area associated with a use, FAR is regulated through building floor area as a practical way to manage the relationship between development intensity, land use, and trip generation. Therefore, it is important that the floor area counted toward FAR reflects the portions of a building that contribute to occupancy, activity, and traffic demand.

The Zoning Code currently provides the following limited definitions for use in application review:

Floor area ratio.

The gross floor area of a building or project divided by the project lot area upon which it is located.

Gross floor area.

The area of all floors within the walls of a structure except elevator and other vertical shafts (including stairwells) and elevator equipment areas.

In addition, Zoning Administrator Determination 17-01 was approved in 2017 to clarify which building areas should be included when calculating parking demand. The determination recognizes that spaces used for electrical and mechanical equipment are not occupied by employees or patrons during the operation of nonresidential uses and, therefore, should not be included in gross floor area calculations for parking purposes.

While the existing definitions provide a basic framework, they do not fully address how floor area should be measured for nonresidential buildings, particularly where portions of a building are devoted to operational, utility, or support functions rather than areas that generate occupancy, customer activity, employee activity, parking demand, or vehicle trips. Because gross floor area is also used as the basis for calculating FAR, the current definition can result in unintended limitations on development by counting areas that do not contribute to the functional intensity of a site.

This lack of clarity can create confusion for applicants and staff, complicate plan check and entitlement review, and result in inconsistent application of the Zoning Code. It may also discourage tenant improvements, building modernization, and reinvestment in existing commercial and industrial properties where utility, service, or support areas are necessary for development functions but do not increase operational intensity.

To address this issue, staff is proposing a new definition for “Nonresidential Gross Floor Area.” The proposed definition is intended to clarify how floor area is calculated for nonresidential development, ensure greater consistency between FAR, parking, and trip generation review, and provide a more accurate measure of the areas that contribute to occupancy and site activity.

During the June 22, 2026, Planning Commission hearing, the Commission discussed whether the FAR calculation should continue to include building areas that do not contribute to occupancy, development intensity, or traffic generation. The Commission expressed general support for clarifying the definition to distinguish active, occupiable floor area from spaces devoted exclusively to building operations and maintenance. that the Commission questioned whether general storage could be used for the primary development functions should not be excluded from the FAR.

Based on this discussion, the proposed definition has been updated to exclude areas that do not directly contribute to the intensity of the development. The updated definition also recognizes that certain accessory storage areas do not necessarily increase trip generation or operational intensity. For example, on-site storage may allow businesses to rotate seasonal merchandise, store materials for upcoming events, prepare for holiday demand, or manage inventory associated with temporary increases in patrons. Excluding these limited accessory storage areas from nonresidential gross floor area provides businesses with greater flexibility to operate efficiently and respond to changing customer demand, without creating additional occupancy, customer activity, or traffic impacts. See the proposed definition below:

Nonresidential Gross Floor Area

The total horizontal area of all floors within the exterior walls of a structure that contribute to the building's occupancy or intensity of use. Nonresidential gross floor area excludes garages or carports used for parking, elevator and stair shafts, mechanical shafts, pipe chases, equipment and mechanical rooms, electrical rooms, and other accessory storage, utility or service spaces, that are devoted exclusively to development operations and maintenance.

The intent of the proposed update is to ensure that FAR more accurately reflects occupiable building area and the functional intensity of a site, while excluding certain building service, utility, and incidental support areas that do not generate occupancy, increase operational demand, or contribute to trip generation.

GENERAL PLAN CONSISTENCY

The proposed Zoning Code Amendment is consistent with the Costa Mesa General Plan. The amendments support the General Plan's economic development objectives by encouraging reinvestment in commercial properties, improving regulatory clarity, facilitating adaptive reuse, and maintaining development standards that protect community character while accommodating evolving business models. Additionally, the proposed definition of "Nonresidential Gross Floor Area", further implements and clarifies trip generating area calculations, as required by the General Plan.

ENVIRONMENTAL DETERMINATION

The proposed Zoning Code Amendment has 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 are categorically exempt pursuant to CEQA Guidelines Section 15305 (Minor Alterations in Land Use Limitations).

PUBLIC NOTICE

Pursuant to California Government Code Section 65854 (amended by Assembly Bill 2904 in 2025) public notification for amending the Zoning Code has been completed no less than 20 days prior to the date of the public hearing:

1. On-site posting. A public notice was posted at City Hall and on the City's website on May 29, 2026.
2. Newspaper publication. A public notice was published in the Daily Pilot newspaper on May 30, 2026.

CONCLUSION

The proposed amendments represent a focused effort to modernize the Costa Mesa Zoning Code and address recurring implementation issues identified by staff, property owners, and business operators. The amendments establish clear classifications for emerging commercial uses, improve consistency in code administration, provide targeted flexibility for building modernization, and clarify implementation of key development standards. Collectively, the amendments will help support economic development, adaptive reuse, and reinvestment in commercial properties while maintaining the City's long-standing planning and compatibility objectives.

Therefore, staff recommends that the Planning Commission adopt the attached Resolution recommending the City Council adopt the proposed Zoning Code Amendment.

ATTACHMENTS

1. Draft Planning Commission Resolution, Title 13 Amendment
Draft City Council Ordinance, Title 13 Amendment
Exhibit A: Chapter 1, Article 2, Definitions
Exhibit B: Chapter IV, Citywide Land Use Matrix
Exhibit C: Chapter V, Development Standards, Article 3 Commercial Districts
Exhibit D: Chapter V, Development Standards, Article 4, Establishments where food and beverages are served
Exhibit E: Chapter VI, Off-Street Parking Standards, Article 2, Nonresidential Districts
Exhibit F: Chapter VI, Off-Street Parking Standards, Article 3, Development Standards
Exhibit G: Chapter IX, Special Land Use Regulations

2. Strikethrough format of the proposed Zoning Code amendments
 - Exhibit A: Chapter 1, Article 2, Definitions
 - Exhibit B: Chapter IV, Citywide Land Use Matrix
 - Exhibit C: Chapter V, Development Standards, Article 3 Commercial Districts
 - Exhibit D: Chapter V, Development Standards, Article 4, Establishments where food and beverages are served
 - Exhibit E: Chapter VI, Off-Street Parking Standards, Article 2, Nonresidential Districts
 - Exhibit F: Chapter VI, Off-Street Parking Standards, Article 3, Development Standards
 - Exhibit G: Chapter IX, Special Land Use Regulations
3. Planning Commission April 13, 2026, Study Session Minutes
4. Excerpt of Draft June 22, 2026 Minutes

RESOLUTION NO. PC-2026-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF COSTA MESA ADOPT AN ORDINANCE TO AMEND TITLE 13 OF THE CITY'S MUNICIPAL CODE (PLANNING, ZONING, AND DEVELOPMENT) TO UPDATE SPECIFIC NON RESIDENTIAL LAND USE CLASSIFICATIONS, USES AND STANDARDS (PCTY-2026-0001)

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA FINDS AND DECLARES 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 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

g. Chapter IX, Special Land Use Regulations;

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; and

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

WHEREAS, a public hearing was held by the Planning Commission on July, 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).

NOW, THEREFORE, based on the evidence in the record the Planning Commission, in its independent judgement, hereby **RECOMMENDS APPROVAL** of the Zoning Code amendments incorporated herein as Attachment 1, Exhibits A through F:

Attachment 1 – Draft City Council Ordinance 26-XX,

- 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;

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report, and in compliance with all applicable federal, state, and local laws.

BE IT FURTHER RESOLVED that if any section, division, sentence, clause, phrase or portion of this resolution, or the document in the record in support of this resolution, are for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.

PASSED AND ADOPTED this 13th day of July, 2026.

Jeffrey Harlan, Chair
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
COUNTY OF ORANGE)ss
CITY OF COSTA MESA)

I, Carrie Tai, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution No. PC-2026-__ was passed and adopted at a regular meeting of the City of Costa Mesa Planning Commission held on July 13, 2026, by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Carrie Tai, Secretary
Costa Mesa Planning Commission

Resolution No. PC-2026-XX

ATTACHMENT 1 – Draft City Council Ordinance

ORDINANCE NO. 2026-XX

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, 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 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, and the Planning Commission recommended the City Council approve the proposed amendments;

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

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

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.

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 ____ day of _____, 2026.

John Stephens, Mayor

ATTEST:

APPROVED AS TO FORM:

Brenda Green, City Clerk

Kimberly Hall Barlow, City Attorney

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-xx was duly introduced for first reading at a regular meeting of the City Council held on the ____ day of _____, 2026, and that thereafter, said Ordinance was duly passed and adopted at a regular meeting of the City Council held on the ____ day of _____, 2026, by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

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

Brenda Green, City Clerk

EXHIBIT A
Chapter I, Article 2
Definitions

§ 13-5. Purpose.

The intent of this article is to define certain words and phrases which are used in this Zoning Code. Additional definitions may also be given in conjunction with the special regulations contained in Chapter IX, Special Land Use Regulations, and Chapter XII, Special Fee Assessments.

(Ord. No. 97-11, § 2, 5-5-97)

§ 13-6. Definitions.

Abutting. Sharing a common boundary, of at least one point contiguous to, having district boundaries or lot lines in common (i.e., not separated by an alley, public or private right-of-way, or street).

Accessory building. A building or part of a building which is subordinate to, and the use of which is incidental to that of the main building or use on the same lot.

Accessory dwelling unit (ADU). See Chapter V, Article 2, section 13-35.

Accessory use. A use incidental and subordinate to and devoted exclusively to the main use of the land or building thereon that does not change the character of the structure or use.

Accessory use, residential. A use that is a part of, and clearly incidental and secondary to, a residence; located on the same lot as a residence; and that does not change the character of the residential use such as:

- (a) Accessory dwelling unit (ADU)
- (b) Home occupations
- (c) Personal property sales (i.e., garage or yard sales).

Active Entertainment. A commercial use that provides interactive, participant-based amusement, recreation, or game-oriented activities for individual or group participation and is limited to a maximum of 15,000 square feet. Active Entertainment does not include spectator-oriented uses, live performance theaters, adult entertainment businesses, physical fitness facilities, or event centers.

Adjacent. Same as abutting, but also includes properties which are separated by a public right-of-way, not exceeding 120 feet in width.

Adult business. See Chapter IX, Special Land Use Regulations, Article 1, Adult Businesses, for specific definitions and terms.

Alcoholism or drug abuse recovery or treatment facility. Adult alcoholism or drug abuse recovery or treatment facilities that are licensed pursuant to section 11834.01 of the California Health and Safety Code. Alcoholism or drug abuse recovery or treatment facilities are a subset of residential care facilities.

Alteration (structure). Any construction, addition or physical change in the internal arrangement of rooms or the supporting members of a structure, or change in the appearance of any structure, except paint.

Ambient noise level. The all-encompassing noise level associated with a given environment, being a composite of sounds from all sources, excluding the alleged offensive noise, at the location and approximate time at which a comparison with the alleged offensive noise is to be made.

Amusement Center. A commercial use that provides interactive, participant-based amusement, recreation, or game-oriented activities for individual or group participation and is larger than 15,000 gross square feet. Active Entertainment does not include spectator-oriented uses, live performance theaters, adult entertainment businesses, physical fitness facilities, or event centers.

Antenna. Any structure, including, but not limited to, a monopole, tower, parabolic and/or disk shaped device in single or multiple combinations of either solid or mesh construction, intended for the purpose of receiving or transmitting communication to or from another antenna, device or orbiting satellite, as well as supporting equipment necessary to install or mount the antenna.

Antenna, amateur radio. An antenna array and its associated support structure, such as a mast or tower, that is used for the purpose of transmitting and receiving radio signals in conjunction with an amateur radio station licensed by the Federal Communications Commission.

Antenna, communication. All types of receiving and transmitting antennas, except satellite dish antennas and amateur radio antennas. Communication antenna includes, but is not limited to, cable television antennas, cellular radiotelephone cell antennas, FM digital communication antennas, microwave telephone communication antennas, and shortwave communication and other similar antennas.

Antenna height. The distance from the property's grade to the highest point of the antenna and its associated support structure when fully extended.

Antenna, satellite dish. An antenna intended for the purpose of receiving or transmitting communication to or from an orbiting satellite.

Antenna, whip. An antenna and its support structure consisting of a single, slender, rod-like element which is supported only at or near its base.

Apartment. A rental or lease dwelling having kitchen facilities in a structure designed or used to house at least one family, as the term "family" is defined in this Zoning Code.

Artisan Studio. A workspace for the creation, display, and retail sale of artwork and hand crafted goods, including custom woodworking and furniture making, where products are primarily created by the artist or artisan on-site; excluding automotive repair and food related production. Examples include, but are not limited to, artist studios and workshops, photography studios and commercial photography, recording studios, music studios, galleries, and showrooms.

Assembly use. A use conducted in a structure or outdoor venue for the purpose of gathering of persons for a civic, education, political, religious, or social function, or

for the consumption or receipt of food and/or beverages. Assembly use does not include sexually oriented businesses.

Association (homeowners'). The organization of persons who own a lot, parcel, area, airspace, or right of exclusive occupancy in a common interest development and who have interests in the control of common areas of such project.

Attached (structure). Any structure that has a wall or roof in common with another structure.

Attic. Any non-habitable area immediately below the roof and wholly or partly within the roof framing.

Awning. A roof-like cover that projects from the wall of a building for the purpose of shielding the sun or providing an architectural accent.

Basement. A space wholly or partially underground and having more than 1/2 of its height, measuring from floor to ceiling, below the average grade. If the finished floor level directly above the basement is more than four feet above grade at any point, the basement shall be considered a story.

Boardinghouse. A dwelling unit, other than a hotel, wherein rooms are rented under two or more separate written or oral rental agreements, leases or subleases or combination thereof, whether or not the owner, agent or rental manager resides within the dwelling unit. Boardinghouse, small means two or fewer rooms being rented to a maximum of three occupants per dwelling unit. Boardinghouse, large means three to six rooms being rented to a maximum of six occupants per dwelling unit. Boardinghouses renting two or fewer rooms and having more than three occupants, or renting more than six rooms and/ or having more than six occupants, per dwelling unit are prohibited.

Building. Any structure having roof and walls and requiring permanent location on the ground, built and maintained for the support, shelter or enclosure of persons, animals, chattels or property of any kind.

Building height. The distance from the finished grade (as defined in this section) to the highest point on the roof, including roof-top mechanical equipment and screening.

Building, main. The building or buildings within which the principal use permitted on the lot is conducted.

Carport. A permanent, roofed structure, not completely enclosed which is used for vehicle parking.

Central administrative office. An establishment primarily engaged in management and general administrative functions performed centrally for other establishments of the same company.

Churches and other places of religious assembly. A type of assembly use which has the principal purpose of religious worship and for which the primary space is a sanctuary. Religious activities and services held in the sanctuary are conducted at scheduled times. The use may also include accessory facilities in the same or separate building that includes classrooms, assembly rooms, restrooms, kitchen, and a library. Other uses such as, but not limited to, day care facilities, nursery schools, schools, retail sales, and services to businesses, are not considered a

primary function of churches and other places of religious assembly.

Cigar bar. See Smoking lounge.

City. City of Costa Mesa.

Commercial Kitchen. A food preparation facility used by one or more food operators for the preparation, cooking, processing, packaging, and storage of food or beverages for off-site consumption, distribution, catering, wholesale, or other commercial purposes, with no on-site dining, retail sales, customer pick-up, or delivery service to the general public. A commercial kitchen may include catering kitchens, commissary kitchens, shared-use kitchens, and food production facilities, but does not include a restaurant, ghost kitchen, food hall, or other food service establishment where food orders are accepted from customers and fulfilled directly from the premises.

Common area. Those portions of a project area which are designed, intended or used in common and not under the exclusive control or possession of owners or occupants of individual units in planned development projects or common interest developments.

Common interest development. A development as defined in State Civil Code section 1350, containing two or more common interest units, as defined in Civil Code section 783; a community apartment project, as defined in State Business and Professional Code section 11004, containing two or more rights of exclusive occupancy; and a stock cooperative, as defined in Business and Professional Code section 11003.2, containing two or more rights of exclusive occupancy.

Conditional use permit. A discretionary approval usually granted by the planning commission which allows a use or activity not allowed as a matter of right, based on specified findings.

Convenience stores, mini-markets. A retail store, generally less than 10,000 square feet in area, that sells a variety of convenience foods, beverages and non-food items. Fresh dairy products, produce and/or meat may be offered on a limited basis.

County. County of Orange.

Covered parking space. A garage, carport or parking space which is completely covered by a roof.

Density bonus. A minimum increase of 25% over the allowable residential dwelling unit density as specified by the zoning classification.

Development. The division of land into two or more lots; the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure; any mining, excavation, landfill, or land disturbance; and any use or extension of the use of land.

Development review. The processing of a development plan when authority for approval is vested in the planning division.

Development services department means the Development Services Department of the City of Costa Mesa.

Development services director. The director of development services of the City of Costa Mesa, or his or her designee.

Disabled shall have the same meaning as handicapped.

Dormer. A vertical window in a projection built out from a sloping roof.

Driveway, common. A paved area for vehicle circulation and parking purposes which features joint use between two or more parties.

Driveway, individual. The paved area strictly leading to the garage/carport of a residence. This paved area serves vehicle parking purposes and does not extend beyond the garage/carport unless a curvilinear design is necessary for the turning radius.

Dwelling, single-family. "Dwelling, single-family" or "single-family dwelling" is a building of permanent character placed in a permanent location which is designed or used for residential occupancy by one family. A single mobile home on a foundation system on a single lot is a single-family dwelling. (See Manufactured housing).

Dwelling, multi-family. "Dwelling, multi-family" or "multi-family dwelling" is a building or buildings of permanent character placed on one lot which is designed or used for residential occupancy by two or more families.

Dwelling unit. One or more rooms in any building designed for occupancy by one family, and containing one kitchen unit, including manufactured housing. (See Manufactured housing).

Easement. A grant of one or more property rights by the owner for use by the public, a corporation or another person or entity.

Efficiency unit. A dwelling unit for occupancy by no more than two persons conforming to California's Health and Safety Code § 17958.1 with a minimum floor area of 150 square feet that provides bathroom facilities and a partial kitchen equipped with a sink, cooking appliance, and refrigerator.

Electronic cigarette. An electronic and/or battery-operated device used to provide an inhalable dose of nicotine by delivering a vaporized solution. The term includes any such device manufactured, distributed, marketed, or sold as an electronic cigarette, an electronic cigar, an electronic cigarillo, an electronic pipe, an electronic hookah, or any other product name or descriptor. The term does not include any medical inhaler prescribed by a licensed doctor.

Electronic game machine. Any electronic or mechanical device which upon insertion of a coin, slug, or token in any slot or receptacle attached to the device or connected therewith, operates, or which may be operated for use as a game, contest, or amusement through the exercise of skill or chance.

Electric vehicle charging station. As defined by Government Code Section [65850.7](#).

Electric vehicle supply equipment. The hardware, including connectors, fixtures, devices, and other components required to charge an electric vehicle.

Emergency shelters. A facility that provides immediate and short-term housing for homeless persons that is limited to occupancy of six months or less. Supplemental services may include counseling and access to social programs. No individual or household may be denied to emergency shelter because of an inability to pay.

Employee housing. Shall have the same meaning as "employee housing" described

in California Health and Safety Code Section 17021.5, and as set forth in California Health and Safety Code Section 17008 for farmworkers.

Entertainment (live). Any act, play, revue, pantomime scene, dance act, musical performance, or any combination thereof, performed by one or more persons whether or not they are compensated for the performance.

E-Sports or Electronic Sports. Means a participant-based organized competitive playing of video games using digital gaming platforms.

E-Sports Arena. A facility designed and operated primarily for organized electronic gaming competitions, tournaments, exhibitions, broadcasts, live-streaming events, or similar events where spectator viewing and attendance are the principal activities.

Establishment where food or beverages are served. Any commercial use that sells prepared food and/or beverages for consumption on site or off site, either solely or in conjunction with an ancillary or complementary use. Excluded from this definition are grocery stores, convenience stores, movie theaters, and other such uses, as determined by the development services director, where the sale of food or beverages is clearly incidental to the primary use. All establishments selling alcoholic beverages for consumption on-site are included within this definition

Event Center- A facility designed for assembly use and to accommodate organized events, competitions, ceremonies, meetings, entertainment, spectator viewing, or similar group activities. Event Centers are also referred to as Banquet Facilities, Assembly Halls, and Arenas.

Fair housing laws. The Federal Fair Housing Act, the Americans with Disabilities Act, and the California Fair Employment and Housing Act, as each statute may be amended from time to time, and each statute's implementing regulations.

Family. One or more persons occupying one dwelling unit and living together as a single housekeeping unit.

Family day care home, large. A home which provides family day care to seven to 14 children as defined in section 1596.78 of the State Health and Safety Code.

Family day care home, small. A home which provides family day care to eight or fewer children as defined in section 1596.78 of the State Health and Safety Code.

Fitness studios.- means an indoor commercial use of more than 2,500 square feet but less than 15,000 square feet that provides instructor-led instruction, training, or structured physical activity, either in a group setting or one-on-one, including, but not limited to: dance, martial arts, yoga, Pilates, high-intensity interval training (HIIT), circuit training, and similar small-group fitness activities. These uses are characterized by scheduled classes or training sessions and are limited in scale and intensity. This use does not include large health clubs, commercial gyms, indoor sports training facilities, or uses greater than 15,000 square feet of gross floor area.

Floor area ratio. The gross floor area of a building or project divided by the project lot area upon which it is located.

Food Hall. A single, integrated food and beverage establishment, or restaurant, containing three or more independently operated food or beverage vendors or

counters within a shared building or tenant space, with common customer seating, shared circulation, and shared amenities. A food hall may include accessory alcohol service, entertainment, retail, or event programming when allowed by applicable permits, but does not include ghost kitchen or commercial kitchen.

Garage. An accessory or attached enclosed building with doors, designed and/or used for vehicle parking.

Garage sale. An event for the purpose of selling or trading personal property. Garage sale includes yard sale.

General plan. The City of Costa Mesa General Plan as adopted or amended from time to time by the city council.

Ghost Kitchen. A food preparation facility used by one or more food operators for the preparation of meals or beverages for off-site consumption through delivery, mobile ordering, or customer pick-up, with no dine-in restaurant service. A ghost kitchen may include multiple virtual restaurant brands, shared order fulfillment areas, delivery driver staging, and limited pick-up lobby areas, but does not include a catering kitchen, commercial kitchen, or food hall.

Grade. The lowest point of the finished surface elevation of either the ground, paving or sidewalk within the area between the building and the property line, or when the property line is more than five feet from the building, between the building and a line five feet from the building.

Grade, finished. The surface of the ground at a stated location as it exists after completion of precise grading.

Grade, natural. The unaltered natural surface of the ground at a stated location.

Gross acreage. The total area within the lot lines of a lot of land before public streets, easements or other areas to be dedicated or reserved for public use are deducted from such lot, and not including adjacent lands already dedicated for such purposes.

Gross floor area. The area of all floors within the walls of a structure except elevator and other vertical shafts (including stairwells) and elevator equipment areas.

Gross floor area (Nonresidential). The total horizontal area of all floors within the exterior walls of a structure that contribute to the building's occupancy or intensity of use. Nonresidential gross floor area excludes garages or carports used for parking, elevator and stair shafts, mechanical shafts, pipe chases, equipment and mechanical rooms, electrical rooms, and other accessory storage, utility or service spaces, that are devoted exclusively to development operations and maintenance.

Gross leasable area. The total floor area designed for tenant occupancy and exclusive use, including both owned and leased areas.

Group home. A facility that is being used as a supportive living environment for persons who are considered handicapped under state or federal law. A group home operated by a single operator or service provider (whether licensed or unlicensed) constitutes a single facility, whether the facility occupies one or more dwelling units. Group homes shall not include the following: (1) residential care facilities; (2) any group home that operates as a single housekeeping unit; (3) any group home without an operator.

Guestroom. A room occupied or intended, arranged, or designed for occupancy by one or more guests.

Handicapped. As more specifically defined under the fair housing laws, a person who has a physical or mental impairment that limits one or more major life activities, a person who is regarded as having that type of impairment, or a person who has a record of that type of impairment, not including current, illegal use of a controlled substance.

Hazardous materials. Any material of quantity, concentration, physical or chemical characteristics, that poses a significant present or potential hazard to human health and safety or to the environment if released into the work place or environment; or any material requiring a Material Safety Data Sheet according to Title 8, section 339 of the State Code of Regulation.

Health club. See Physical Fitness Facility.

Height. See Building height and Antenna height.

Home occupation. Any business or commercial use conducted within a dwelling unit.

Hookah lounge. See Smoking lounge.

Hotel. Any building or combination of buildings generally three or more stories in height containing six or more guest rooms offering transient lodging accommodations to the general public and providing incidental guest services such as food and beverage service, recreation facilities, retail services and banquet, reception and meeting rooms. Typically, room access is provided through a main or central lobby.

Household includes all the people occupying a dwelling unit, and includes people who live in different units governed by the same operator.

Integral facilities. Any combination of two or more group homes which may or may not be located on the same or contiguous parcels of land, that are under the control and management of the same owner, operator, management company or licensee or any affiliate of any of them, and are integrated components of one operation shall be referred to as integral facilities and shall be considered one facility for purposes of applying federal, state and local laws to its operation. Examples of such integral facilities include, but are not limited to, the provision of housing in one facility and recovery programming, treatment, meals, or any other service or services to program participants in another facility or facilities or by assigning staff or a consultant or consultants to provide services to the same program participants in more than one licensed or unlicensed facility.

Integral uses. Any two or more residential care programs commonly administered by the same owner, operator, management company or licensee, or any affiliate of any of them, in a manner in which participants in two or more care programs participate simultaneously in any care or recovery activity or activities so commonly administered. Any such integral use shall be considered one use for purposes of applying federal, state and local laws to its operation.

Intersection. The general area where two or more roadways join or cross.

Kitchen. Any room, all or part of which is designed and/or used for storage,

refrigeration, cooking and preparation of food.

Landscaping. Plant materials such as lawn, groundcover, trees and shrubs.

Loft. An intermediate floor placed within a room, where the clear height above and below the loft is not less than seven feet, and where the aggregate area of the loft does not exceed 1/3 of the area of the room in which it is located.

Lot.

- (a) A parcel of real property when shown as a delineated parcel of land with a number or designation on a subdivision map or parcel map recorded in the office of the county recorder, and created in conformance with the Subdivision Map Act and applicable local ordinances.
- (b) A parcel of real property when shown on a record of survey map or deed filed in the office of the county recorder, when such map or deed was filed as the result of and was made a condition of a lot division approved under the authority of prior ordinances.

Lot area. The total land area of a project after all required dedications or reservations for public improvements, including, but not limited to, streets, parks, schools, and flood control channels. This phrase does not apply in the planned development zones where the phrase "site area," as defined in Chapter V, Development Standards, is used.

Lot, corner. A lot abutting on and at the intersection of two or more streets which intersect at an angle that is equal to or less than 135 degrees.

Lot, depth. The average of the horizontal distance between the front and the rear lot lines.

Lot, development. The master lot or project site upon which a development will be constructed.

Lot, individual dwelling unit. An individual building site or lot within a development intended for construction of a single attached or detached dwelling unit.

Lot, interior. A lot abutting only one street, or a lot abutting two streets which intersect at an angle greater than 135 degrees.

Lot, width. The horizontal distance between the side lot lines measured at right angles to the lot depth at the front building setback line.

Low barrier navigation center. Shall have the same meaning as "low barrier navigation center" as set forth in Government Code Section 65660.

Major modification. A discretionary entitlement, usually granted by the zoning administrator, which permits limited deviation from the strict application of the development standards contained in this Zoning Code, based on specified findings.

Manufactured housing. Detached housing that is built to the National Manufactured Housing Construction and Safety Standards Act of 1974, including structures known as manufactured homes and mobile homes. For the purpose of this Zoning Code, a factory- built single-family structure that is manufactured under the authority of 42 U.S.C. section 5401, the National Manufactured Home Construction and Safety Standards Act, transportable in one or more sections, built on a

permanent chassis and used as a place of human habitation, shall be considered a single-family home and shall be reviewed under the same standards as a sitebuilt structure.

Marijuana. Has the same definition as that set forth in California Health and Safety Code section 11018.

Marijuana cultivation and/or medical marijuana cultivation. The planting, growing, harvesting, drying or processing of marijuana plants or any part thereof for any purpose, including medical marijuana, and shall include both indoor and outdoor cultivation.

Master plan. The overall development plan for a parcel or parcels which is depicted in both a written and graphic format.

Master plan of highways. The graphic representation of the city's ultimate circulation system contained in the general plan. It illustrates the alignment of the major, primary, secondary and collector highways.

Median. A paved or planted area separating a parking area, street, or highway, into two or more lanes or directions of travel.

Medical marijuana. Marijuana used for medical purposes in accordance with California Health and Safety Code section 11362.5.

Medical marijuana dispensary. A facility or location where medical marijuana is cultivated or by any other means made available to and/or distributed by or to three or more of the following: a primary caregiver, a qualified patient, or a person with an identification card in strict accordance with State Health and Safety Code sections 11362.5 et seq., and 11362.7 et seq., which shall include, but not be limited to, any facility or location engaging in the retail sale, dispensation, or distribution of marijuana for medical purposes that does not have an active role in the cultivation of the marijuana product that it sells, dispenses, or distributes, or when its cultivation of the marijuana product is off-site from the facility or location for retail sale, dispensation, or distribution.

Minor conditional use permit. A discretionary approval granted by the zoning administrator which allows a use or activity not allowed as a matter of right, based on specified findings.

Minor modification. A discretionary entitlement granted by the planning division, which permits limited deviation from the strict application of the development standards contained in this Zoning Code, based on specified findings.

Mixed use development. The development of lot(s) or structure(s) with two or more different land uses such as, but not limited to a combination of residential, office, manufacturing, retail, public, or entertainment in a single or physically integrated group of structures.

Mobile home. See Manufactured housing.

Mobile home park. Any area or tract of land where two or more mobile home lots are rented or leased, held out for lease or rent, or were formerly held out for rent or lease and later converted to a subdivision, cooperative, condominium, or other form of resident ownership, to accommodate manufactured homes or mobile homes. A mobile home park also means a mobile home development constructed according

to the requirements of Part 2.1 (commencing with section 18200) of Division 13 of the State Health and Safety Code, and intended for use and sale as a mobile home condominium or cooperative park, or as a mobile home planned unit development.

Motel. Any building or combination of buildings of one to three stories in height having six or more guest rooms with parking located convenient to the guest rooms and providing temporary lodging for automobile tourists and transient visitors. Typically, guest rooms have direct access to available parking without passing through a common lobby area. Motels also include auto courts, tourist courts, motor lodges, motor inns and motor hotels.

Municipal Code. City of Costa Mesa Municipal Code.

Open space. An area that is intended to provide light and air, and is designed for either environmental, scenic or recreational purposes. Open space may include, but is not limited to, lawns, decorative planting, walkways, active and passive recreational areas, playgrounds, fountains, swimming pools, wooded areas; first floor decks; unenclosed patios with solid or lattice roofs; water courses; and surfaces covered by not more than five feet in depth by projections which are at least eight feet above grade.

Open space shall not include the following: driveways; parking lots; other surfaces designed or intended for vehicular travel; and upper floor decks, balconies or areas under projections which are less than eight feet above grade.

Open space, common. An area of land reserved primarily for the leisure and recreational use of all residents of a planned development or common interest development and owned in common by them, generally through a homeowners' association.

Open space, private. An area of land located adjacent to an individual dwelling unit, owned or leased and maintained by its residents, and reserved exclusively for their use.

Operator means a company, business or individual, including an in-house manager, who provides residential services, i.e., the placement of individuals in a residence, setting of house rules, and/or governing behavior of the residents as residents. Operator does not include a property owner or property manager that exclusively handles real estate contracting, property management and leasing of the property and that does not otherwise meet the definition of operator.

Organizational documents. The declaration of restrictions, articles of incorporation, bylaws, and any contracts for the maintenance, management or operation of all or any part of a project.

Parcel. Same as Lot.

Parkway. The area of a public street that lies between the curb and the adjacent property line or physical boundary definition, which is used for landscaping and/or passive recreational purposes.

Paved area. Ground surface covered with cobblestone, clay-fired bricks, concrete precast paver units, poured concrete with or without decorative surface materials, or asphaltic or rubber mixture which may include sand, stone, or gravel as an ingredient to create a hard surface. A graded natural surface or one covered with

rolled stone or overlaid with loose gravel is not considered paved area.

Peak hour. The hour during the AM peak period (typically 7:00 a.m.—9:00 a.m.) or the PM peak period (typically 3:00 p.m.—6:00 p.m.) in which the greatest number of vehicle trips are generated by a given land use or are traveling on a given roadway.

Permitted use. Any use allowed in a land use zoning district without requiring a discretionary approval, and subject to the provisions applicable to that district.

Personal Services. A commercial use that provides personal care, grooming, wellness, aesthetic, or convenience services directly to individuals. This category does not include group fitness uses, medical offices, or other uses involving medical diagnosis or clinical treatment.

Personal Services, Group. A commercial use that provides personal care, grooming, wellness, aesthetic, or convenience services directly to individuals that include group instruction or group setting. This category does not include group fitness uses, medical offices, or other uses involving medical diagnosis or clinical treatment.

Physical Fitness Facility means a facility, building, or portion thereof designed and operated for physical fitness, athletic training, sports instruction, exercise, recreation, or wellness activities conducted individually or in groups, with a gross floor area of 15,000 square feet or greater. Such facilities may include exercise equipment, fitness classes, courts, fields, training areas, locker rooms, spectator seating accessory to the primary use, and related support amenities. Also see Health Club.

Planned development. A land area which is developed as an integrated unit under single ownership or control and having planned development zoning designation.

Planning application. A broad term for any development project or land use which requires the discretionary review and approval of either the planning division, zoning administrator, planning commission, or city council. Planning applications include major modifications, conditional use permits, development reviews, variances, etc.

Planning division. The planning division of the Community Development Department of the City of Costa Mesa.

Project. See Development.

Property line. A line of record bounding a lot which divides one lot from another lot or from a public or private street or any other public space.

Property line, front. For interior lots, the narrowest property line of a lot abutting a public or private street. If two or more equal property lines are narrowest, the front shall be that property line across which the development takes its primary access (if the primary access is determined to be equal, there shall be two front property lines). However, for non-residentially zoned property, any property line abutting a public street designated as a secondary, primary or major street on the master plan of highways shall be deemed a front property line. A non-residentially zoned property shall have more than one front property line when it abuts more than one street designated as secondary, primary, or major on the master plan of highways.

For R-1 zoned property located on corner lots, the front property line may be the property line towards which the front of the dwelling unit is oriented.

Property line, rear. The property line opposite the front property line. A corner lot with more than one front property line shall have more than one rear property line. Irregularly shaped lots may also have more than one rear property line.

Property line, side. Any property line which is not a front or rear property line.

Property line, ultimate. The boundary of a lot after the dedication of land for use as public right(s)-of-way, whether dedicated in fee or by easement. A setback is measured from the ultimate property line.

Public area. Establishments where food or beverages are served. That portion of an establishment reserved for the exclusive use of the public for the receipt or consumption of food and/or beverages. For the purpose of this Zoning Code, public area shall not include restrooms, kitchens, hallways or other areas restricted to employees only.

Public hearing. A public proceeding conducted for the purpose of acquiring information or evidence which may be considered in evaluating a proposed action, and which affords to any affected person or persons the opportunity to present their views, opinions, and information on such proposed applications. "Mandatory hearings" are those required to be held by law, and "discretionary hearings" are those which may be held within the sole discretion of the hearing body.

Public right-of-way. A strip of land acquired by reservation, dedication, prescription or condemnation and intended to be occupied by a road, trail, water line, sanitary sewer and/or other public uses.

Recyclable materials. Reusable materials, including, but not limited to, metals, glass, plastic and paper which are intended for reuse, remanufacture or reconstruction. Recyclable materials do not include refuse, hazardous materials or hazardous waste.

Recycling. The process by which waste products are reduced to raw materials and transformed into new products.

Recycling and collection facility. A building or enclosed space used for the collection and processing of recyclable materials for preparation for shipment, or to an end user's specifications, by such means as baling, briquetting, compacting, flattening, grinding, crushing, mechanical sorting, shredding, cleaning or remanufacturing.

Referral facility. A residential care facility or a group home where one or more person's residency in the facility is pursuant to a court order or directive from an agency in the criminal justice system.

Residential care facility. A residential facility licensed by the state where care, services, or treatment is provided to persons living in a supportive community residential setting. Residential care facilities include, but may not be limited to, the following: intermediate care facilities for the developmentally disabled (Health & Safety Code §§ 1267.8, 1267.9); community care facilities (Health & Safety Code § 1500 et seq.); residential care facilities for the elderly (Health & Safety Code § 1569 et seq.); residential care facilities for the chronically ill (22 C.C.R. § 87801(a)(5); Health & Safety Code § 1568.02); alcoholism and drug abuse

facilities (Health & Safety Code §§ 11834.02—11834.30); pediatric day health and respite care facilities (Health & Safety Code § 1760 et seq.); residential health care facilities, including congregate living health facilities (Health & Safety Code §§ 1265—1271.1, 1250(i), 1250(e), (h)); family care home, foster home, group home for the mentally disordered or otherwise handicapped persons or dependent and neglected children (Wel. & Inst. Code §§ 5115—5120).

Residential, multi-family. Apartments, common interest developments, townhouses and similar multiple-family residential developments, including detached single-family homes where there is more than one primary dwelling unit on a lot.

Residential, single-family. Detached single-family home where there is no more than one primary dwelling unit on a lot.

Room, bedroom. A fully-enclosed room designed or intended to be used for sleeping purposes within a residence that typically includes a closet and is separated from the other living spaces with a door.

Room, home office. A room designed and intended to be used for a household office or small business related activity within a residence. Within a single-family detached residence, this room is strictly not intended for sleeping purposes, and lacks direct access to a bathroom. The home office may also be referred to as a studio, den, study or library.

Senior congregate care facility. A structure(s) providing residence for 13 or more senior citizens with kitchen, dining, recreational, etc. facilities with separate bedrooms and/or living quarters.

Setback. The required distance that a building, structure, parking or other designated item must be located from a property line or lot line. A setback is measured from the ultimate property line.

Single housekeeping unit. The occupants of a dwelling unit have established ties and familiarity with each other, including joint use of and responsibility for common areas, which includes interaction with each other, shared meals, household activities, and expenses and responsibilities; where residency is mutually agreed by all residents, is not transitory in nature and the residential activities of the household are conducted on a not-for-profit basis.

Single room occupancy unit. A dwelling unit that serves as the primary residence of its occupant(s) and is offered on a monthly rental basis or longer. Single room occupancy units may contain kitchen and/or sanitary facilities. If the units do not contain kitchen and/or bathroom facilities, shared kitchen and/or bathroom facilities must be provided within the building.

Single room occupancy residential hotel. A residential hotel, allowed in certain commercial zones, that contains units designed for long-term occupancy by a single person, although double occupancy may be permitted.

Slope. The degree of deviation of a surface from the horizontal plane, usually expressed in percent or degrees.

Small Fitness Studio. means an indoor commercial use of less than 2,500 square feet that provides instructor-led instruction, training, or structured physical activity,

either in a group setting or one-on-one, including, but not limited to: dance, martial arts, yoga, Pilates, high-intensity interval training (HIIT), circuit training, and similar small-group fitness activities. These uses are characterized by scheduled classes or training sessions and are limited in scale and intensity.

Small lot subdivision. A residential development containing a maximum of 15 detached or townhome style units with no common walls where each unit is independently constructed on an individual parcel and the land is subdivided into fee simple parcels containing each unit. Each individual lot is provided with either a direct access to public street/alley or an easement access through a recorded subdivision map.

Smoking lounge. Any facility or location whose business operation, whether as a primary use or an ancillary use, is characterized by the sale, offering, and/or preparation of smoking of tobacco, cigars, hookah, electronic cigarettes, or similar products, including but not limited to establishments known variously as hookah parlors, vaping lounges, or cigar bars.

Smoking/vaping retailer. A smoke shop, electronic cigarette retailer, vapor cigarette retailer, or any other retail business that sells tobacco, electronic cigarettes, and related products primarily for off-site consumption. Smoking/vaping retailers shall not include food or beverage service, outdoor seating, or an indoor seating area greater than 100 square feet in area.

Sober living home. A group home for persons who are recovering from a drug and/or alcohol addiction and who are considered handicapped under state or federal law. Sober living homes shall not include the following: (1) residential care facilities; (2) any sober living home that operates as a single housekeeping unit; (3) any sober living home without an operator.

Specialty store. A retail store less than 3,000 square feet in area with hours of operation between 6:00 a.m. and 11:00 p.m. A specialty store offers a combination of foods and beverages for off-site use or consumption and provides for alcoholic beverage sales that are incidental to the primary use. No more than 10% of the total merchandise area of the retail floor may be devoted to display or sale of alcoholic beverages and only non- refrigerated alcoholic beverages may be offered. A specialty store must comply with the operational standards of section 13-200.72.

Specific plan. A plan consisting of text, maps, and other documents and exhibits regulating development within a defined area of the city, consistent with the general plan and the provisions of State Government Code section 65450 et seq.

State. State of California.

Story. For purposes related to zoning regulations, a story is that portion of a building included between the surface of any floor and the surface of the floor next above it. If there is no floor above it, then the space between such floor and the ceiling next above it shall constitute a story. An attic shall not be considered a story. A basement or cellar shall not be considered a story, if the finished floor level directly above the basement or cellar is less than four feet above finish grade at all locations. Any uncovered deck or activity area above the first story shall be considered a story.

Streamlined development review. The streamlined processing of a development

plan when authority for approval is vested in the planning division.

Street. A public or private thoroughfare that provides primary access to adjacent land and local traffic movements. Streets do not include driveways which only provide access to parking areas.

Structure. Anything, including a building, located on the ground in a permanent location or attached to something having a permanent location on the ground.

Studio Fitness. See Small Fitness Studio.

Supportive housing. Housing with no limit on length of stay, that is occupied by the target population, as defined in Section [50675.14](#) of the California Health and Safety Code, and that is linked to on site or off site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

Tandem parking. An arrangement of parking spaces one behind the other in a row of maximum two cars including one in the garage space. Tandem garage parking is defined as the placement of standard parking spaces one behind the other within the enclosed area of a garage.

Townhouse. A single-family attached dwelling unit located on an individual dwelling unit lot, and is part of a row of units that contains three or more dwelling units.

Transitional housing. A development with buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. *Trip (vehicle).* A one-way vehicular journey either to or from a site, or totally within the site i.e. internal trip. Each trip has two trip ends, one at the beginning and the other at the destination.

Trip rate (vehicular). The anticipated number of vehicle trips to be generated by a specific land use type or land use classification. The trip rate is expressed as a given number of vehicle trips for a given unit of development intensity (i.e., trip per unit, trip per 1,000 square feet, etc.).

Uncontrolled environment. A location where there is the exposure (to radiofrequency radiation) of individuals who have no knowledge or control of their exposure. The exposures may occur in living quarters or work places where there are no expectations that the exposure levels may exceed the exposure and induced current levels permitted for the general public.

Underroof. All of the area within the walls of the building that a roof covers. Areas under porches, roof overhangs, garage protrusions, breezeways and other similar architectural design features are not considered as underroof.

Unit. A particular building or structure, or portion thereof, that is designed, intended or used for exclusive occupancy, possession or control of individual owners or occupiers, whether or not they have interests in common areas of the project.

Use. The purpose (type and extent) for which land or a building is arranged, designed, or intended, or for which either land or a structure is occupied or maintained.

Warehouse, mini. A structure or group of structures for the dead storage of customer's goods and wares where individual stalls or lockers are rented out to different tenants for storage and where at least one of the stalls or lockers has less than 500 square feet of floor area.

Warehouse, public. A structure or group of structures for the dead storage of customer's goods and wares where individual stalls or lockers are rented out to different tenants for storage and where all the stalls or lockers have more than 500 square feet of floor area.

Vacancy rate (common lot development conversion). The ratio of vacant apartments being offered for rent or lease in the City of Costa Mesa, shown as a percentage of the total number of apartments in the city.

Vape lounge. See Smoking lounge.

Vape shop. See Smoking/vaping retailer.

Variance. A discretionary entitlement, usually granted by the planning commission, which permits departure from the strict application of the development standards contained in this Zoning Code, based on specified findings.

Yard. Any open space on a lot unoccupied and unobstructed from the ground upward, except an inside court.

Yard, front. The yard between the front line of a building and the front line of the lot upon which the building is located.

Yard, rear. The yard extending from the extreme rear line of the main building to the rear lot line on which the building is situated.

Yard, side. The yard extending from the front yard, or from the front lot line where no front yard is required, to the rear yard or rear lot line, between the side lot line and the nearest wall of the main building or any accessory structure attached thereto.

Zero lot line. The location of a structure on a lot in such a manner that one or more of the structure's sides rest directly on a lot line.

(Ord. No. 97-11, § 2, 5-5-97; Ord. No. 98-5, § 4, 3-2-98; Ord. No. 00-5, § 1(a), 3-20-00; Ord. No. 01-16, § 1a., 6-18-01; Ord. No. 05-11, § 2a., 7-19-05; Ord. No. 06-18, § 1, 9-5-06; Ord. No. 09-3, §§ 1a., b., 5-19-09; Ord. No. 09-4, § 1a., 5-5-09; Ord. No. 10-13, § 1, 10-19-10; Ord. No. 10-14, § 1, 11-16-10; Ord. No. 11-10, § 1, 9-20-11; Ord. No. 13-1, § 2A., 3-19-13; Ord. No. 13-05, § 1, 12-3-13; Ord. No. 14-04, § 2A., 4-1-14; Ord. No. 14-13, § 1, 10-21-14; Ord. No. 15-10, § 2A, 9-15-15; Ord. No. 15-11, § 1, 11-17-15; Ord. No. 16-01, § 1, 1-19-16; Ord. No. 18-03, § 2, 1-16-18; Ord. No. 21-03, § 3, 3-2-21; Ord. No. 21-20, § 1, 12-7-21; Ord. No. 26-03 § 04-07-26)

EXHIBIT B
CHAPTER IV
CITYWIDE LAND USE MATRIX

§ 13-30. Purpose.

The purpose of this chapter is to provide a comprehensive list of uses which are permitted, conditionally permitted, or prohibited in the various zoning districts, as represented by Table 13-30, Land Use Matrix. In evaluating a proposed use, the following criteria shall also be considered:

- (a) Uses determined as permitted may be subject to a discretionary review when construction is proposed, pursuant to Chapter III, Planning Applications.
- (b) Uses proposed in the planned development zones are subject to verification of consistency with the master plan adopted for planned development zones. A proposed use not expressly allowed by the adopted master plan may require additional discretionary review pursuant to Table 13-30, Land Use Matrix.
- (c) All listed uses in the matrix are subject to verification of compliance with density and floor area ratio limits, parking requirements and performance standards which may, in certain cases, prevent the establishment of the use.
- (d) Any proposed use not listed in the Land Use Matrix shall be reviewed by the development services director to determine its similarity to another listed use. If no substantial similarity exists, the proposed use shall require approval of a conditional use permit prior to establishment of the use.
- (e) For the purpose of Table 13-30, Land Use Matrix, the various zoning districts are labeled as follows:

Residential zones: R1, R2-MD, R2-HD, and R3

Commercial zones: AP, CL, C1, C2, C1-S, and TC

Industrial zones: MG and MP

Planned Development Residential zones: PDR-LD, PDR-MD, PDR-HD, and PDR-NCM

Planned Development Commercial zone: PDC Planned Development

Industrial zone: PDI

The Parking zone: P

Institutional and Recreational zones: I & R, I & R-S, and I & R-MLT

- (f) For zoning districts located in a specific plan area, please refer to the appropriate specific plan text to determine if any additional regulations related to land uses are applicable.
- (g) For the mixed-use overlay district located in an urban plan area, please refer to the appropriate urban plan text for additional regulations related to development standards and allowable land uses as applicable.

**TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES**

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC ¹	MG	MP	PDR - LD ¹	PDR - MD ¹	PDR - HD ¹	PDR- NCM ¹	PDC ¹	PDI ¹	I&R ¹	I&R- S1	I&RM LT ¹	P
RESIDENTIAL USES																						
1. Single-family dwellings (single housekeeping units)	P ⁴	P	P	P	•	•	•	•	•	•	•	•	P	P	P	P	P	P	•	•	P	•
2. Multi-family dwellings	•	P	P	P	•	•	•	•	•	P	•	•	P	P	P	P	P	P	•	•	P	•
2.1 Common interest developments, residential	•	P	P	P	•	•	•	•	•	P	•	•	P	P	P	P	P	P	•	•	P	•
2.2 Small lot subdivisions, residential	•	P	P	P	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
3. Mobile home parks	•	C	C	C	•	•	•	•	•	•	•	•	C	C	C	C	C	C	•	•	•	•
4. Boarding-house, small ⁷	•	P	P	P	•	•	•	•	•	•	•	•	P	P	P	P	P	P	•	•	•	•
5. Boarding-house, large ⁷	•	C	C	C	•	•	•	•	•	•	•	•	•	C	C	C	C	C	•	•	•	•
6. Residential care facility, six or fewer persons (State licensed)	P	P	P	P	•	•	•	•	•	•	•	•	P	P	P	P	P	P	P	•	P	•
7. Group homes, six or fewer	S	S ⁶	S ⁶	S ⁶	•	•	•	•	•	•	•	•	S ⁶	S ⁶	S ⁶	S ⁶	S ⁶	S ⁶	P	•	P	•
7.1 Sober living homes, six or fewer	S ⁵	S ⁶	S ⁶	S ⁶	•	•	•	•	•	•	•	•	S ⁶	S ⁶	S ⁶	S ⁶	S ⁶	S ⁶	P	•	•	•
8. Residential care facility, seven or more	•	C ⁶	C ⁶	C ⁶	•	•	•	•	•	•	•	•	•	C ⁶	C ⁶	C ⁶	C ⁶	C ⁶	P	•	•	•
9. Group homes, seven or more	•	C ⁶	C ⁶	C ⁶	•	•	•	•	•	•	•	•	•	C ⁶	C ⁶	C ⁶	C ⁶	C ⁶	P	•	•	•
9.1 Sober living homes, seven or more	•	C ⁶	C ⁶	C ⁶	•	•	•	•	•	•	•	•	•	C ⁶	C ⁶	C ⁶	C ⁶	C ⁶	P	•	•	•

**TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES**

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC ¹	MG	MP	PDR - LD ¹	PDR - MD ¹	PDR - HD ¹	PDR- NCM ¹	PDC ¹	PDI ¹	I&R ¹	I&R- S1	I&RM LT ¹	P
10. Referral facility (Subject to the requirements of section 13-32.2, referral facility).	•	C ²	C ²	C ²	•	•	•	C ²	•	•	•	•	•	C ²	C ²	•	•	•	•	•	•	•
11. Single room occupancy residential hotel (subject to City Council Policy 500-5)	•	•	•	•	•	•	C ²	C ²	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Employee housing, six or fewer	P	P	P	P	•	•	•	•	•	•	•	•	P	P	P	P	P	P	•	•	P	•
Supportive housing	P ¹²	P ^{11,12}	P ^{11,12}	P ^{11,12}	•	•	•	•	•	P ^{11,12}	•	•	P ^{11,12}	P ^{11,12}	P ^{11,12}	P ^{11,12}	P ^{11,12}	P ^{11,12}	•	•	P ^{11,12}	•
Transitional housing	P ¹²	P ¹²	P ¹²	P ¹²	•	•	•	•	•	P ¹²	•	•	P ¹²	P ¹²	P ¹²	P ¹²	P ¹²	P ¹²	•	•	P ¹²	•
Low barrier navigation center	•	•	•	•	•	•	•	•	•	P ¹³	•	•	•	•	•	•	P ¹³	P ¹³	•	•	P ¹³	•
ACCESSORY USES																						
12. Electric Vehicle Charging Station, Accessory Use (subject to the requirements of Chapter IV, 13-30)	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²
13. Animals, keeping of	SEE TITLE 3, ANIMALS AND FOWL																					
14. Antennas: Amateur radio, Satellite dish, Communication	SEE CHAPTER IX, ARTICLE 2, ANTENNAS																					
16. Day care facilities (15 children or more) (see also Nursery	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	•

**TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES**

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC ¹	MG	MP	PDR - LD ¹	PDR - MD ¹	PDR - HD ¹	PDR- NCM ¹	PDC ¹	PDI ¹	I&R ¹	I&R- S1	I&RM LT ¹	P
schools)																						
17. Family day care—Large (7 to 14 children) (subject to the requirements of section 13-37, large family day care homes)	P ²	P ²	P ²	P ²	•	•	•	•	•	•	•	•	P ²	P ²	P ²	P ²	P ^{2,3}	P ^{2,3}	P	•	P ²	•
18. Family day care—Small (up to 8 children)	P	P	P	P	•	•	•	•	•	•	•	•	P	P	P	P	P ³	P ³	P	•	P ³	•
19. Garage/yard sales—No more than 2 events permitted a year, not to exceed 3 consecutive days	P	P	P	P	•	•	•	•	•	•	•	•	P	P	P	P	P ³	P ³	•	•	P ³	•
21. Home occupations (subject to the requirements of chapter IX, article 6, home occupations)	P ²	P ²	P ²	P ²	P ^{2,3}	P ^{2,3}	P ^{2,3}	P ^{2,3}	P ^{2,3}	P ^{2,3}	P ^{2,3}	P ^{2,3}	P ²	P ²	P ²	P ²	P ^{2,3}	P ^{2,3}	P ²	•	P ²	•
22. Home occupations that generate traffic and do not involve more than 1 customer/ client at a time or more than 8 customers/clients per day (subject to the requirements of ch. IX, article 6, home occupations)	MC ²	MC ²	MC ²	MC ²	MC ^{2,3}	MC ^{2,3}	MC ^{2,3}	MC ^{2,3}	MC ^{2,3}	MC ^{2,3}	MC ^{2,3}	MC ^{2,3}	MC ²	MC ²	MC ²	MC ²	MC ^{2,3}	MC ^{2,3}	MC ^{2,3}	•	MC ^{2,3}	•
22.1 Non-residential accessory uses in a residential development not otherwise specified in this table	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•

**TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES**

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC ¹	MG	MP	PDR - LD ¹	PDR - MD ¹	PDR - HD ¹	PDR- NCM ¹	PDC ¹	PDI ¹	I&R ¹	I&R- S1	I&RM LT ¹	P
21. Home occupations (subject to the requirements of chapter IX, article 6, home occupations)	P ²	P ²	P ²	P ²	P ^{2,3}	P ^{2,3}	P ^{2,3}	P ^{2,3}	P ^{2,3}	P ^{2,3}	P ^{2,3}	P ^{2,3}	P ²	P ²	P ²	P ²	P ^{2,3}	P ^{2,3}	P ²	•	P ²	•
22. Home occupations that generate traffic and do not involve more than 1 customer/ client at a time or more than 8 customers/clients per day (subject to the requirements of ch. IX, article 6, home occupations)	MC ²	MC ²	MC ²	MC ²	MC ^{2,3}	MC ^{2,3}	MC ^{2,3}	MC ^{2,3}	MC ^{2,3}	MC ^{2,3}	MC ^{2,3}	MC ^{2,3}	MC ²	MC ²	MC ²	MC ²	MC ^{2,3}	MC ^{2,3}	MC ^{2,3}	•	MC ^{2,3}	•
22.1 Non-residential accessory uses in a residential development not otherwise specified in this table	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
22.2 Accessory dwelling unit (subject to the requirements of ch. V, section 13-35, accessory dwelling units)	P ²	P ²	P ²	P ²	•	•	•	•	•	P ²	•	•	P ²	P ²	P ²	P ²	P ²	P ²	•	•	P ²	•
22.3 Junior accessory dwelling unit (subject to the requirements of ch. V, section 13-35, accessory dwelling units)	P ²	P ²	P ²	P ²	•	•	•	•	•	•	•	•	P ²	P ²	P ²	P ²	P ²	P ²	•	•	P ²	•
22.4 Temporary real estate and construction offices (subject to the requirements of ch. IX, art. 10, temporary trailers)	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²

**TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES**

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC ¹	MG	MP	PDR - LD ¹	PDR - MD ¹	PDR - HD ¹	PDR- NCM ¹	PDC ¹	PDI ¹	I&R ¹	I&R- S1	I&RM LT ¹	P
INSTITUTIONAL AND RECREATIONAL USES																						
23. Cemeteries	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	C	•	•	•
24. Churches and other places of religious assembly (Subject to the requirements of article 4.5, development standards for churches and other places of religious assembly)	C ²	C ²	C ²	C ²	C ²	C ²	P ²	P ²	C ²	C ²	P ²	P ²	C ²	C ²	C ²	C ²	C ²	C ²	P ²	C ²	C ²	•
25. Civic and community clubs	C	C	C	C	C	C	P	P	P	P	C	C	C	C	C	C	C	C	C	•	P	•
26. Convalescent hospitals; nursing homes	•	C	C	C	C	C	C	C	•	•	•	•	•	•	•	•	•	•	P	•	•	•
27. Country clubs; golf courses	C	C	C	C	•	•	•	•	•	•	•	•	C	C	C	C	•	•	P	C	•	•
28. Crematories (See also Mortuary services)	•	•	•	•	•	•	•	C	•	•	C	C	•	•	•	•	•	•	C	•	•	•
29. Fairgrounds; outdoor festival (permanent)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	C	•	•	•
30. Hospitals, general	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	P	•	P	•
31. Libraries, privately-operated	C	C	C	C	•	•	C	C	C	C	C	C	C	C	C	C	C	C	P	C	•	•
31a. Marijuana and/or medical marijuana cultivation	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
31b. Cannabis and/or marijuana distributor	•	•	•	•	•	•	•	•	•	•	•	C ⁹	•	•	•	•	•	C ⁹	•	•	•	
31c. Cannabis and/or marijuana manufacturer or	•	•	•	•	•	•	•	•	•	•	•	C ⁹	•	•	•	•	•	C ⁹	•	•	•	

**TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES**

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC ¹	MG	MP	PDR - LD ¹	PDR - MD ¹	PDR - HD ¹	PDR- NCM ¹	PDC ¹	PDI ¹	I&R ¹	I&R- S1	I&RM LT ¹	P
processor																						
31d. Cannabis and/or marijuana retail sales storefront	•	•	•	•	•	C ^g	C ^g	C ^g	C ^g	C ^g	•	•	•	•	•	•	•	•	•	•	•	
31e. Cannabis and/or marijuana retail sales nonstorefront (deliveries)	•	•	•	•	•	C ^g	C ^g	C ^g	C ^g	C ^g	•	C ^g	•	•	•	•	•	C ^g	•	•	•	•
31f. Cannabis and/or marijuana research and development and/or testing laboratories	•	•	•	•	•	•	•	•	•	•	•	C ^g	•	•	•	•	•	C ^g	•	•	•	
32. Mortuary services without crematories	•	•	•	•	C	C	C	C	C	•	C	C	•	•	•	•	•	•	C	•	•	•
32a. Needle exchange program	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
33. Nursery schools—See also Day care facilities for 15 or more children	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	•
34. Parks and playgrounds	C	C	C	C	•	•	•	•	•	C	•	•	C	C	C	C	C	C	P	P	P	•
35. Public offices and facilities, such as city halls, courthouses, police/ fire stations, etc.	C	C	C	C	C	C	P	P	P	P	C	C	C	C	C	C	C	C	P	•	•	•
36. Schools: primary, secondary and colleges	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	•
37. Schools: trade and vocational; group counseling	•	•	•	•	•	MC	P	P	P	P	MC	MC	•	•	•	•	P	MC	P	P	•	•
38. Senior congregate care facility	•	C	C	C	C	C	C	C	C	C	•	•	•	C	C	C	C	•	C	•	•	•

**TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES**

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC ¹	MG	MP	PDR - LD ¹	PDR - MD ¹	PDR - HD ¹	PDR- NCM ¹	PDC ¹	PDI ¹	I&R ¹	I&R- S1	I&RM LT ¹	P
39. Swap meets	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	C	C	•	•
39a. Emergency shelters	•	•	•	•	•	•	•	•	•	•	•	C ¹⁰	•	•	•	•	•	P ¹⁰	•	•	•	•
SPECIAL SEASONAL EVENTS																						
41. Christmas tree lots; pumpkin patches; fireworks stands; produce stands (subject to the requirements of title 9, chapter II, regulation of certain businesses)	•	•	•	•	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	•	•	•	•	P ²	P ²	P ²	P ²	•	•
COMMERCIAL AND INDUSTRIAL USES																						
42. Acupressure; massage (subject to the requirements of title 9, chapter ii, article 22, Massage establishments and practitioners)	•	•	•	•	P ²	P ²	P ²	P ²	P ²	P ²	•	•	•	•	•	•	P ²	•	•	•	•	•
42a. Active Entertainment (subject to the requirements of chapter IX, article 5, electronic game machines and Article 26, Active Entertainment)	•	•	•	•	P	P	P	P	P	P	MC	MC	•	P	P	P	P	P	•	•	•	•
43. Adult businesses (See Sexually-oriented businesses)																						
44. Aggregate batch plants; Rock or asphalt crushing; Sand	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•

**TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES**

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC ¹	MG	MP	PDR - LD ¹	PDR - MD ¹	PDR - HD ¹	PDR- NCM ¹	PDC ¹	PDI ¹	I&R ¹	I&R- S1	I&RM LT ¹	P
blasting																						
45. Ambulance services	•	•	•	•	MC	MC	MC	MC	MC	MC	MC	MC	•	•	•	•	MC	MC	•	•	•	•
46. Amusement centers (subject to the requirements of chapter IX, article 5, electronic game machines, and Article 26, Active Entertainment/Amusement Center)	•	•	•	•	•	•	C ²	C ²	C ²	C ²	•	•	•	C ²	C ²	C ²	C ²	•	•	•	•	•
47. Animal hospitals; veterinary services (kenneling only when incidental to principal hospital use)	•	•	•	•	•	C	C	P	P	C	C	C	•	•	•	•	P	•	•	•	•	•
48. Animal shelters, pounds, kennels, training schools	•	•	•	•	•	•	•	C	•	•	C	C	•	•	•	•	•	•	C	•	•	•
48a. Antique malls	•	•	•	•	•	•	P	P	P	•	MC	MC	•	•	•	•	P	MC	•	•	•	•
49. Artisan Studio	•	•	•	•	P	P	P	P	P	P	P	P	•	•	•	P	P	P	•	•	•	•
50. Auction houses	•	•	•	•	•	•	C	C	C	C	C	C	•	•	•	•	C	C	•	•	•	•
51. Automobile (See Motor vehicle)																						
52. Banks; savings and loans; and other financial institutions	•	•	•	•	P	P	P	P	P	P	•	•	•	P	P	P	P	P	•	•	•	•
53. Bars; nightclubs (See Establishments where food or beverages are served)																						

**TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES**

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC ¹	MG	MP	PDR - LD ¹	PDR - MD ¹	PDR - HD ¹	PDR- NCM ¹	PDC ¹	PDI ¹	I&R ¹	I&R- S1	I&RM LT ¹	P
54. Reserved																						
55. Billiards parlors	•	•	•	•	•	•	MC	MC	MC	MC	MC	MC	•	MC	MC	MC	MC	MC	•	•	•	•
56. Botanical gardens; Zoos	•	•	•	•	•	•	C	C	C	C	•	•	•	•	•	•	•	•	C	•	•	•
57. Bowling centers	•	•	•	•	•	•	MC	MC	MC	MC	•	•	•	•	•	MC	MC	•	•	•	•	•
58. Breweries; Distilleries	•	•	•	•	•	•	•	•	•	•	C	C	•	•	•	•	•	•	•	•	•	•
59. Reserved																						
60. Building supplies; Hardware stores (retail)	•	•	•	•	•	•	P	P	P	•	•	•	•	P	P	P	P	•	•	•	•	•
61. Business services—See Offices																						
62. Car washes	•	•	•	•	•	•	C	C	C	C	C	C	•	C	C	C	C	C	•	•	•	•
63. Carts— Outdoor retail sales in conjunction with an established business	•	•	•	•	•	MC	MC	MC	MC	MC	MC	MC	•	MC	MC	MC	MC	MC	MC	•	•	•
64. Catering	•	•	•	•	•	MC	P	P	P	•	P	P	•	•	•	•	P	P	•	•	•	•
65. Coffee roasting	•	•	•	•	•	•	•	•	•	•	MC	MC	•	•	•	•	•	•	•	•	•	•
66. Coffee roasting (in conjunction with establishments where food or beverages are served)	•	•	•	•	•	•	MC	MC	MC	MC	MC	MC	•	MC	MC	MC	MC	MC	•	•	•	•
67. Commercial art; Graphic design	•	•	•	•	P	P	P	P	P	P	P	P	•	•	•	•	P	P	•	•	•	•

**TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES**

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC ¹	MG	MP	PDR - LD ¹	PDR - MD ¹	PDR - HD ¹	PDR- NCM ¹	PDC ¹	PDI ¹	I&R ¹	I&R- S1	I&RM LT ¹	P	
68. Commercial testing laboratories	•	•	•	•	•	•	•	•	•	•	P	P	•	•	•	•	•	P	•	•	•	•	
69. Computer and data processing	•	•	•	•	P	P	P	P	P	P	P	P	•	•	•	•	P	P	•	•	•	•	
70. Contracting: general contractors; operative builders	•	•	•	•	•	C	C	P	C	•	P	P	•	•	•	•	•	P	•	•	•	•	
71. Convenience stores; mini-markets (subject to the requirements of chapter IX, article 16, liquor stores, convenience stores, and mini-markets)	•	•	•	•	•	•	C ²	C ²	C ²	C ²	•	•	•	•	C ²	C ²	C ²	•	•	•	•	•	
72. Department stores (retail)	•	•	•	•	•	•	P	P	P	P	•	•	•	•	•	•	P	•	•	•	•	•	
73. Electronic game machines (four or more), incidental to the primary use, (subject to the requirements of chapter IX, article 5, electronic game machines)— Excluding amusement centers listed separately	•	•	•	•	•	MC ²	MC ²	MC ²	MC ²	MC ²	MC ²	MC ²	•	MC ²	MC ²	MC ²	MC ²	MC ²	•	•	•	•	
74. Engineering; architectural; and surveying services— See Offices																							
75. Entertainment, live or public	•	•	•	•	•	SEE TITLE 9, ARTICLE 11, REGULATORY PERMITS FOR PUBLIC ENTERTAINMENT							•	SEE TITLE 9, ARTICLE 11, REGULATORY PERMITS FOR PUBLIC ENTERTAINMENT							•	•	
76. Establishments where food or beverages are served	•	•	•	•	•	SEE CHAPTER V, ARTICLE 4, ESTABLISHMENTS WHERE FOOD OR BEVERAGES ARE SERVED							•	SEE CHAPTER V, ARTICLE 4, ESTABLISHMENTS WHERE FOOD OR BEVERAGES ARE SERVED					•	•	•	•	
77. Event Center (subject to the	•	•	•	•	•	•	C	C	C	C	C	C	•	•	•	•	C	C	C	•	•	•	•

**TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES**

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC ¹	MG	MP	PDR - LD ¹	PDR - MD ¹	PDR - HD ¹	PDR- NCM ¹	PDC ¹	PDI ¹	I&R ¹	I&R- S1	I&RM LT ¹	P
requirements of chapter IX, article 25, Event Center)																						
78. Flower stands— See also Carts	•	•	•	•	•	MC	MC	MC	MC	MC	MC	MC	•	MC	MC	MC	MC	MC	MC	•	•	•
79. Electric Vehicle Charging Station, Primary Use (subject to the requirements of Chapter IV, 13-30)	•	•	•	•	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²
80. Grocery stores— See also Supermarkets; excluding convenience stores; and liquor stores listed separately	•	•	•	•	•	•	P	P	P	P	•	•	•	MC	MC	MC	MC	•	•	•	•	•
81. Hazardous waste facilities, off-site (subject to chapter IX article 9, off-site hazardous waste facilities)	•	•	•	•	•	•	C ²	C ²	C ²	C ²	C ²	C ²	•	•	•	•	C ²	C ²	C ²	•	•	•
82. Heliports; Helistops	•	•	•	•	•	•	•	•	C	C	C	C	•	•	•	•	C	C	C	C	•	•
83. Hotels—Excluding motels listed separately	•	•	•	•	•	•	C	C	C	P	•	•	•	C	C	C	P	•	•	•	•	•
84. Landscape services (installation and maintenance)	•	•	•	•	•	MC	MC	P	P	•	P	P	•	•	•	•	•	P	•	•	•	•
85. Reserved																					•	
86. Leather tanning and finishing	•	•	•	•	•	•	•	•	•	•	C	C	•	•	•	•	•	C	•	•	•	•
87. Limousine services	•	•	•	•	•	C	C	C	C	C	C	C	•	•	•	•	C	C	•	•	•	•
88. Liquor stores (subject to the	•	•	•	•	•	•	C ²	C ²	C ²	C ²	•	•	•	•	•	•	C ²	•	•	•	•	•

**TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES**

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC ¹	MG	MP	PDR - LD ¹	PDR - MD ¹	PDR - HD ¹	PDR- NCM ¹	PDC ¹	PDI ¹	I&R ¹	I&R- S1	I&RM LT ¹	P
requirements of chapter IX, article 16, liquor stores, convenience stores, and mini- markets)																						
89. Lumber and building materials dealers, (wholesale)	•	•	•	•	•	•	•	•	•	•	P	P	•	•	•	•	•	P	•	•	•	•
90. Manufacturing: Light EXCEPT the following which are prohibited: • Manufacture of fertilizer • Manufacture of products involving the use of explosives Manufacture of rubber (including tires), steel	•	•	•	•	•	•	•	•	•	•	P ²	P ²	•	•	•	•	•	P2	•	•	•	•
91. Manufacturing of chemical products, paints, pharmaceuticals, and plastics	•	•	•	•	•	•	•	•	•	•	C ²	C ²	•	•	•	•	•	C ²	•	•	•	•
92. Manufacturing of stone, clay, glass and concrete products EXCEPT the following which are prohibited: • Manufacture of flat glass • Manufacture of cement and structural clay products • Manufacture of concrete, gypsum and plaster products • Manufacture of	•	•	•	•	•	•	•	•	•	•	P ²	P ²	•	•	•	•	•	P ²	•	•	•	•

**TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES**

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC ¹	MG	MP	PDR - LD ¹	PDR - MD ¹	PDR - HD ¹	PDR- NCM ¹	PDC ¹	PDI ¹	I&R ¹	I&R- S1	I&RM LT ¹	P
abrasive and asbestos products • Manufacture of nonclay refractories and crucibles • Processing and preparation of clay, ceramic and refractory minerals																						
93. Manufacturing or processing of foods and beverages EXCEPT the following which are prohibited: • Meat and poultry packing plants • Grain mills • Sugar refining • Fats and oils processing mills • Seafood canneries and packaging (See also Breweries; Distilleries; Coffee roasting)	•	•	•	•	•	•	•	•	•	•	P ²	P ²	•	•	•	•	•	P ²	•	•	•	•
94. Massage— See also Acupressure (subject to the requirements of title 9, chapter II, article 22, massage establishments and practitioners)	•	•	•	•	P ²	P ²	P ²	P ²	P ²	P ²	•	•	•	•	•	•	P ²	•	•	•	•	•
95. Medical laboratories	•	•	•	•	MC	MC	P	P	P	P	MC	MC	•	•	•	•	MC	MC	•	•	•	•
96. Metal fabrication, welding, foundry, die casting (subject to subsection 13-54(a), performance	•	•	•	•	•	•	•	•	•	•	P ²	P ²	•	•	•	•	•	•	•	•	•	•

**TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES**

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC ¹	MG	MP	PDR - LD ¹	PDR - MD ¹	PDR - HD ¹	PDR- NCM ¹	PDC ¹	PDI ¹	I&R ¹	I&R- S1	I&RM LT ¹	P
standards)																						
97. Motels— (Subject to requirements of chapter IX, article 8, motels) Excluding Hotels listed separately	•	•	•	•	•	•	C ²	C ²	•	•	•	•	•	•	•	•	•	•	•	•	•	•
98. Motion picture and television studios	•	•	•	•	C	C	C	C	•	•	P	P	•	•	•	•	P	P	•	•	•	•
99. Motion picture theaters and other theaters not within 200 feet of residential zones	•	•	•	•	•	•	P	P	P	P	•	•	•	•	•	•	P	•	•	•	•	•
100. Motion picture theaters and other theaters within 200 feet of residential zones	•	•	•	•	•	•	C	C	C	C	•	•	•	•	•	•	C	•	•	•	•	•
101. Motor oil, used—Collection facility (subject to the requirements of chapter IX, article 9, off-site hazardous waste facilities)	•	•	•	•	•	•	P ²	P ²	P ²	•	P ²	P ²	•	•	•	•	P ²	P ²	P ²	P ²	•	•
102. Motor vehicle, boat, and motorcycle retail sales, leasing, rentals and service with two or more outdoor display parking spaces	•	•	•	•	•	•	C	C	C	C	C	C	•	•	•	•	C	C	•	•	•	•
103. Motor vehicle, boat, and motorcycle retail sales, leasing, and rentals with one or less outdoor display parking space and no service (subject to verification	•	•	•	•	•	•	P	P	P	P	P	P	•	•	•	•	P	P	•	•	•	•

**TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES**

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC ¹	MG	MP	PDR - LD ¹	PDR - MD ¹	PDR - HD ¹	PDR- NCM ¹	PDC ¹	PDI ¹	I&R ¹	I&R- S1	I&RM LT ¹	P
of parking availability)																						
104. Motor vehicle service stations	•	•	•	•	•	•	C	C	C	•	•	•	•	•	•	•	C	•	•	•	•	•
105. Motor vehicle service stations with concurrent sale of alcoholic beverages (subject to requirements of chapter IX, article 3, concurrent sale of alcoholic beverages and motor vehicle fuel)	•	•	•	•	•	•	C ²	C ²	C ²	•	•	•	•	•	•	•	C ²	•	•	•	•	•
106. Motor vehicle; boat; and motorcycle repair services (including body and paint work), not within 200 feet of residential zone (subject to subsection 13-54(b))	•	•	•	•	•	•	P	P	P	•	P	P	•	•	•	•	P	P	•	•	•	•
107. Motor vehicle; boat; and motorcycle repair services (including body and paint work), within 200 feet of residential zone (subject to subsection 13-54(b))	•	•	•	•	•	•	C	C	C	•	C	C	•	•	•	•	C	C	•	•	•	•
108. Nurseries (retail with no bulk fertilizer)	•	•	•	•	•	C	C	P	P	•	C	C	•	•	•	•	•	•	•	•	•	•
109. Offices: central administrative	•	•	•	•	P	P	P	P	P	P	P	P	•	•	•	•	P	P	•	•	•	•
110. Offices: engineering; architectural; and surveying services; management; consulting and public	•	•	•	•	P	P	P	P	P	P	P	P	•	MC	MC	MC	P	P	•	•	•	•

**TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES**

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC ¹	MG	MP	PDR - LD ¹	PDR - MD ¹	PDR - HD ¹	PDR- NCM ¹	PDC ¹	PDI ¹	I&R ¹	I&R- S1	I&RM LT ¹	P
relations																						
111. Offices: general	•	•	•	•	P	P	P	P	P	P	MC	MC	•	MC	MC	MC	P	P	•	•	•	•
112. Reserved																						
113. Offices: medical and dental	•	•	•	•	P	P	P	P	P	P	•	•	•	MC	MC	MC	P	MC	MC	•	•	•
114. Offices: services to businesses such as bookkeeping and data processing	•	•	•	•	P	P	P	P	P	P	P	P	•	•	•	•	P	P	•	•	•	•
115. Off-street parking lots and structures including related maintenance buildings	•	•	•	•	C	C	C	C	C	P	C	C	•	•	•	C	C	C	C	C	•	P
116. Off-street parking lots and structures, incidental uses within	•	•	•	•	MC	MC	MC	MC	MC	MC	MC	MC	•	•	•	MC	MC	MC	MC	MC	•	MC
117. Oil fields; oil wells (see chapter XIV, oil drilling)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
118. Pawn shops	•	•	•	•	•	C	C	C	C	•	•	•	•	•	•	•	•	•	•	•	•	•
119. Photocopying; blueprinting and related services	•	•	•	•	•	P	P	P	P	P	P	P	•	•	•	•	P	P	•	•	•	•
120. Photofinishing laboratories	•	•	•	•	•	•	•	•	•	•	P	P	•	•	•	•	•	P	•	•	•	•
121. Photofinishing stores	•	•	•	•	•	P	P	P	P	P	•	•	•	•	•	•	P	P	•	•	•	•
122. Personal Service	•	•	•	•	P	P	P	P	P	P	P	P	•	P	P	P	P	•	•	•	•	•
123. Personal Service with Group Instruction/Setting (see Chapter IX Article 24	•	•	•	•	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	•	P ²	P ²	P ²	P ²	•	•	•	•	•

**TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES**

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC ¹	MG	MP	PDR - LD ¹	PDR - MD ¹	PDR - HD ¹	PDR- NCM ¹	PDC ¹	PDI ¹	I&R ¹	I&R- S1	I&RM LT ¹	P
Group Instruction/Setting including Studio and Fitness Uses)																						
124. Physical fitness facilities	•	•	•	•	•	•	C	C	C	C	C	C	•	•	•	•	C	C	•	•	•	•
125. Printing and publishing	•	•	•	•	•	•	MC	P	MC	MC	P	P	•	•	•	•	P	P	•	•	•	•
126. Reserved																						
127. Recycling and collection facilities for nonhazardous materials	•	•	•	•	•	MC	MC	MC	MC	•	MC	MC	•	•	•	•	MC	MC	MC	MC	•	•
128. Research and development laboratories— Other than cannabis and/or marijuana testing laboratories	•	•	•	•	C	C	C	P	C	C	P	P	•	•	•	•	•	P	•	•	•	
129. Restaurants including Food Halls—See Establishments where food or beverages are served																						
130. Retail: general— Excluding antique malls, pawn shops, supermarkets, grocery stores, convenience stores; and liquor stores listed separately	•	•	•	•	•	P	P	P	P	P	•	•	•	P	P	P	P	P	•	•	•	•
131. Retail, incidental sales to the main use (subject to the requirements of section 13-54(a), incidental retail sales)	•	•	•	•	P	P	P	P	P	P	P ²	P ²	•	P	P	P	P	P ²	•	•	•	•

**TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES**

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC ¹	MG	MP	PDR - LD ¹	PDR - MD ¹	PDR - HD ¹	PDR- NCM ¹	PDC ¹	PDI ¹	I&R ¹	I&R- S1	I&RM LT ¹	P
132. Retail: nonstore	•	•	•	•	P	P	P	P	P	P	P	P	•	P	P	P	P	P	•	•	•	•
133. Rifle, pistol, and firing ranges	•	•	•	•	•	•	•	•	•	•	C	C	•	•	•	•	•	•	C	•	•	•
134. Sexually-oriented businesses (subject to the requirements of title 9, chapter IV and title 13, chapter IX, sexually-oriented businesses)	•	•	•	•	•	P ²	P ²	P ²	P ²	•	•	•	•	•	•	•	P ²	•	•	•	•	•
135. Reserved																						
135a. Smoking lounge (subject to chapter IX, article 19, smoking and vaping uses)	•	•	•	•	•	•	•	•	C ²	•	•	P ²	•	•	•	•	C ²	•	•	•	•	•
135b. Smoking/vaping retailer (subject to chapter IX, article 19, smoking and vaping uses)	•	•	•	•	•	P ²	P ²	P ²	P ²	P ²	•	•	•	P ²	P ²	P ²	P ²	P ²	•	•	•	•
136. Storage of chemicals and allied products (except as incidental use)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
137. Storage of explosives	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
138. Storage of fertilizer	•	•	•	•	•	•	•	•	•	•	C	C	•	•	•	•	•	•	•	•	•	•
139. Storage of motor vehicles— Outdoor (not including impound yard)	•	•	•	•	•	•	C	C	C	•	MC	MC	•	•	•	•	C	MC	•	•	•	•
139a. Storage of motor vehicles— Indoor only (not	•	•	•	•	•	•	P	P	P	•	P	P	•	•	•	•	P	P	•	•	•	•

**TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES**

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC ¹	MG	MP	PDR - LD ¹	PDR - MD ¹	PDR - HD ¹	PDR- NCM ¹	PDC ¹	PDI ¹	I&R ¹	I&R- S1	I&RM LT ¹	P
including impound yard)																						
140. Storage of petroleum and coal products	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
141. Storage of rock, sand, crushed aggregate and gravel	•	•	•	•	•	•	•	•	•	•	C	C	•	•	•	•	•	•	•	•	•	•
142. Studio Fitness; Small and Fitness Studios etc.(See Chapter IX Article 24, Group Instruction/Setting including Studio and Fitness Uses)	•	•	•	•	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	•	P ²	P ²	P ²	P ²	P ²	P ²	•	P ²	•
143. Supermarkets— See also Grocery stores	•	•	•	•	•	•	P	P	P	P	•	•	•	MC	MC	MC	MC	•	•	•	•	•
143a. Specialty stores	•	•	•	•	•	•	P	P	P	P	•	•	•	•	MC	MC	MC	•	•	•	•	•
144. Tattoo parlors	•	•	•	•	•	•	C	C	C	•	•	•	•	•	•	•	C	•	•	•	•	•
145. Tire sales and installation not within 200 feet of residential zone	•	•	•	•	•	•	P	P	P	•	P	P	•	•	•	•	P	P	•	•	•	•
146. Tire sales and installation within 200 feet of residential zone	•	•	•	•	•	•	MC	MC	MC	•	MC	MC	•	•	•	•	MC	MC	•	•	•	•
147. Tow companies with or without impound yard	•	•	•	•	•	•	C	C	C	•	MC	MC	•	•	•	•	•	MC	•	•	•	•
148. Transfer station for refuse, sewage treatment	•	•	•	•	•	•	•	•	•	•	C	C	•	•	•	•	•	C	C	•	•	•
149. Trucking: local and long distance	•	•	•	•	•	•	•	C	•	•	P	P	•	•	•	•	•	C	•	•	•	•

**TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES**

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC ¹	MG	MP	PDR - LD ¹	PDR - MD ¹	PDR - HD ¹	PDR- NCM ¹	PDC ¹	PDI ¹	I&R ¹	I&R- S1	I&RM LT ¹	P
150. Warehouses, mini (subject to the requirements of chapter IX, article 7, mini- warehouses)	•	•	•	•	•	•	C ²	C ²	C ²	•	MC ²	MC ²	•	•	•	•	•	MC ²	•	•	•	•
151. Warehouses, public	•	•	•	•	•	•	C	C	C	•	P	P	•	•	•	•	•	P	•	•	•	•
152. Warehousing of durable and nondurable goods except livestock and poultry—See also Storage	•	•	•	•	•	•	•	•	•	•	P	P	•	•	•	•	•	P	•	•	•	•
153. Wholesale trade of motor vehicles, boats and motorcycles with outdoor storage of vehicles	•	•	•	•	•	•	C	C	C	C	C	C	•	•	•	•	C	C	•	•	•	•
154. Wholesale trade of motor vehicles, boats and motorcycles without outdoor storage of vehicles	•	•	•	•	•	MC	MC	P	P	P	P	P	•	P	P	P	P	P	•	•	•	•
155. Wholesale trade of durable, nondurable goods, except livestock, poultry and perishable goods	•	•	•	•	•	MC	MC	P	P	P	P	P	•	P	P	P	P	P	•	•	•	•

Notes:

- 1 Uses proposed in this zone are subject to verification of consistency with the adopted master plan. Uses not specified in the master plan, could be allowed, subject to the review process indicated in this matrix, if the proposed use is determined to be compatible with the adopted master plan. Residential uses shall not be permitted on any site or parcel of land on which residential uses are expressly prohibited by the general plan.
- 2 This use is subject to the requirements of the referenced Municipal Code article or section.

3	If residential uses exist, accessory uses shall be permitted.
4	For the purposes of this table, the symbols in the non-shaded areas shall have the following meaning: C—Conditional Use Permit; MC—Minor Conditional Use Permit; P—Permitted; •—Prohibited; and S—Special Use Permit.
5	Six hundred fifty foot separation required between sober living homes, or from state licensed alcohol or drug abuse recovery or treatment facilities. CMMC 13-311(a)(10)(i).
6	Subject to the separation requirement set forth in sections 13-322(a)(3) and 13-323(b).
7	Small boardinghouses shall locate at least 650 feet from any other small boardinghouse. Large boardinghouses shall be located at least 1,000 feet away from any other boardinghouse.
8	Uses prohibited in the base zoning district of a mixed-use overlay zone shall also be prohibited in the overlay zone.
9	Prohibited at the SoCo property, 3303 through 3323 Hyland Ave.
10	Emergency shelters located on sites owned, controlled, and/or operated by the city in the MP and/or the PDI zone are a permitted use, not subject to a master plan requirement and the standards in section 13-200.79(1), (2), (4), (8), (10) and (13) do not apply to such uses.
11	Supportive housing, as defined in Government Code Section 65650, shall be permitted by-right in all zones where multifamily and mixed uses are permitted by-right, provided it is consistent with Government Code Sections 65650 – 65656.
12	Pursuant to Government Code Section 65583(c)(3), transitional and supportive Housing shall be considered a residential use of property and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zoning district.
13	Low barrier navigation centers shall be permitted by-right provided they are consistent with the requirements in Government Code Sections 65660-65668.

(Ord. No. 97-11, § 2, 5-5-97; Ord. No. 98-4, § 2, 2-2-98; Ord. No. 98-5, § 8, 3-2-98; Ord. No. 00-5, § 1(b), 3-20-00; Ord. No. 01-1, § 1, 1-15-01; Ord. No. 01-30, § 1a(Att. A), 1-7-02; Ord. No. 02-4, § 1b(Att. A), 3-18-02; Ord. No. 02-12, § 1c, 6-17-02; Ord. No. 05-2, § 1f.(Att. A), 2-22-05; Ord. No. 05-11, § 2b., 7-19-05; Ord. No. 06-2, § 1a., 2-7-06; Ord. No. 06-9, § 1d., 4-18-06; Ord. No. 06-18, § 1b., 9-5-06; Ord. No. 07-2, § 1d., 2-6-07; Ord. No. 11-10, § 1, 9-20-11; Ord. No. 13-1, § 2B., 3-19-13; Ord. No. 14-04, § 2B., 4-1-14; Ord. No. 14-13, 10-21-14; Ord. No. 15-06, §§ 1—3, 7-7-15; Ord. No. 15-10, § 2B, 9-15-15; Ord. No. 15-11, §§ 3—5, 11-17-15; Ord. No. 16-01, § 4, 1-19-16; Ord. No. 16-09, §§ 4, 5(Exh. A), 10-4-16; Ord. No. 16-13, § 2, 11-15-16; Ord. No. 16-15, § 5, 11-8-16; Ord. No. 18-03, § 3, 1-16-18; Ord. No. 18-04, § 3, 4-3-18; Ord. No. 19-13, § 3, 9-3-19; Ord. No. 19-15, § 1, 9-17-19; Ord. No. 21-03, § 4, 3-2-21; Ord. No. 21-08, § 1, 6-15-21; Ord. No. 21-20, § 1, 12-7; Ord. No 26-03, 4-7-26;

EXHIBIT C
Chapter V, Development Standards
Article 3, Commercial Districts

§ 13-44 Development Standards.

Table 13-44 identifies development standards for the various commercial zones. See also Article 9, General Site Improvement Standards of this chapter for additional requirements.

TABLE 13-44 COMMERCIAL PROPERTY DEVELOPMENT STANDARDS							
DEVELOPMENT STANDARDS	P	AP	CL	C1	C2	C1-S	TC
Minimum Lot Area for newly created lots	6,000 square feet			12,000 square feet		5 acres	See Master Plan
Minimum Lot Width for newly subdivided lots	120 feet Note: All newly subdivided lots shall have frontage on a dedicated street equal to, or in excess of, the required minimum lot width.			120 feet Note: All newly subdivided lots shall have frontage on a dedicated street equal to, or in excess of, the required minimum lot width.			None
Minimum Lot Width	Interior Lot: 50 feet Corner Lot: 60 feet			60 feet			None
Maximum Floor Area Ratio	Refer to CHAPTER V, ARTICLE 8, FLOOR AREA RATIOS.						
Maximum Building/Structure Height	2 stories/30 feet ^{1,2}						None
SETBACKS FOR MAIN BUILDINGS AND ACCESSORY BUILDINGS AND STRUCTURES (Minimum distances given, unless otherwise noted. All setbacks from streets are measured from the ultimate property line shown on the master plan of highways.)							
Front	20 feet						
Side (Interior)	15 feet on one side and 0 feet on the other side. Exception: If the side property line is adjacent to a residential zone, all buildings shall maintain a side setback from the residential property line of 2 times the building height at all locations.						None
Rear (Interior)	0 feet Exception: If the rear property line is adjacent to a residential zone, all buildings shall maintain a rear setback from the residential property line of 2 times the building height at all locations.						None

Side or Rear abutting a public street	20 feet for secondary, primary or major streets per the master plan of highways. 15 feet for all other streets.	20 feet— see also subsections 13-45(f) and (g).
PROJECTIONS (Maximum depth of projections given)		
Roof or Eaves overhang; Awning	2 feet 6 inches into required side setback. 5 feet into required front or rear setback.	None
Open, unenclosed Stairways.	2 feet 6 inches into required setback area.	None
PARKING (See CHAPTER VI)		
LANDSCAPING (See CHAPTER VII)		

1. A 5% increase is allowed if necessary to screen existing roof- mounted equipment

2. A height deviation of up to 12 feet, or 40 percent of the maximum allowable height, whichever is less, may be approved through the minor conditional use permit process. In addition to the findings required by Sections 13-29(e) and 13-29(g)(2), the review authority shall find that the proposed height is (a) compatible with the existing and anticipated development in the vicinity; (b) enhances the architecture and design of the development; and (c) would not be materially detrimental to surrounding properties or uses and would not adversely affect the public health, safety, or welfare.

Add the following to Section 13-45 Additional property development standards for commercial districts.

(h) Noise Regulations. All operations shall conform to Chapter XIII Noise Control of this Title. The operator must limit noise generated from the use to the greatest extent feasible. Any noise complaints generated from this use must be addressed by the owner/operator.

EXHIBIT D
Chapter V, Article 4
Establishments Where Food or Beverages are Served

§ 13-46. Purpose.

The purpose of this article is to regulate and provide development standards for establishments where food or beverages are served. The proximity of residential uses to these types of establishments is a concern of this article. Where the distance criterion of 200 feet from residentially-zoned property is given in this article, it shall be measured from the property line of the site to the property line of the nearest residentially-zoned property. This article also establishes requirements for outdoor dining areas to support long-term economic viability of local establishments, promote vitality in the city's commercial areas, promote progress towards creating walkable communities by facilitating pedestrian-friendly and safe public spaces, and facilitate and incentivize enhanced city dining experiences.

(Ord. No. 97-11, § 2, 5-5-97; Ord. No. 2024-01, 1/16/2024)

§ 13-47. Permitted and conditionally permitted uses.

Establishments where food or beverages are served are subject to the review and approval procedures shown in Table 13-47 (a) and (b). In instances where more than one review procedure is applicable to an establishment, the more stringent procedure shall apply.

TABLE 13-47(a) PERMITTED AND CONDITIONALLY PERMITTED USES								
LOCATION AND OPERATIONAL CHARACTERISTICS	C1-S	C1	C2	CL	TC	PD	MG	MP
Establishments with 300 square feet or less of indoor public area. ³	P ^{1,2} or P	P	P	MC	P ¹ or P	P ¹ or P	P	P
Establishments with more than 300 square feet of indoor public area. ³	P ¹ or P	P	P	MC	P ¹ or P	P ¹ or P	MC	MC
EXCEPTIONS								
Located within 200 feet of a residential zone. (Subject to the requirements of section 13-49, Development Standards for section 13-49, Development Standards for Establishments Within 200 Feet of Residentially Zoned Property) ³	P ¹ or P	P	P	MC	P ¹ or P	P ¹ or P	P	P

TABLE 13-47(a)
PERMITTED AND CONDITIONALLY PERMITTED USES

LOCATION AND OPERATIONAL CHARACTERISTICS	C1-S	C1	C2	CL	TC	PD	MG	MP
Sale of alcoholic beverages for on-site consumption after 11:00 p.m. and/or provision of live entertainment or dancing located within 200 feet of a residential zone. ³	P ¹ or C	C	C	C	P ¹ or C	P ¹ or C	C	C
Sale of alcoholic beverages for on-site consumption after 11:00 p.m. and/or provision of live entertainment or dancing located not within 200 feet of a residential zone. ³	P ¹ or MC	MC	MC	MC	P ¹ or MC	P ¹ or MC	MC	MC
Drive-through operations. (Subject to the requirements of section 13-50, Development Standards for Drive-Through Operations) ³	P ¹ or MC	MC	MC	MC	P ¹ or MC	P ¹ or MC	MC	MC
Establishments with less than 300 square feet of indoor public area located in a multi-tenant center where 30% or more of the tenants are similar businesses, i.e., establishments with less than 300 square feet of indoor public area. ³	P ¹ or MC	MC	MC	MC	P ¹ or MC	P ¹ or MC	MC	MC
Establishments with a micro brewery ³	P ¹ or C	C	C	C	P ¹ or C	P ¹ or C	C	C
Commercial Kitchens						P	P	P

TABLE 13-47(a)
PERMITTED AND CONDITIONALLY PERMITTED USES

LOCATION AND OPERATIONAL CHARACTERISTICS	C1-S	C1	C2	CL	TC	PD	MG	MP
Ghost Kitchen (Subject to the requirements of section 13-52, Development Standards for Ghost Kitchens)		MC	P			P	P	P

Notes:

- ¹ Pursuant to an approved master plan which specifies these operational characteristics and/or location of the business.
- ² For the purposes of this table, the symbols shall have the following meaning:
P=Permitted; MC=Minor Conditional Use Permit; C=Conditional Use Permit.
- ³ Outdoor dining and seating areas may be considered as part of a proposed land use if allowed in the zoning district, and pursuant to the provisions, regulations and standards of this Article.

TABLE 13-47 (b) OUTDOOR DINING AREA PERMITTING PROCESS ¹	
LOCATION OF OUTDOOR AREAS AND OPERATIONAL CHARACTERISTICS	Approval Process
Courtyard Area	P ²
Setback Area - Expansion of up to 50% of indoor public area outdoors. ¹	P ²
Setback Area - Expansion of more than 50% of indoor public area outdoors. ¹	MC ²
Parking Area - Expansion of up to 50% of indoor public area outdoors and does not remove more than five parking spaces or 25% of existing, required parking, whichever is less. ¹	P ²
Parking Area - Expansion of more than 50% of indoor public area outdoors. ¹	MC ²
Parking Area - removal of more than five parking spaces, or removal of more than 25% of existing, required parking, whichever is less. ¹	MC ²

Notes:

¹ Temporary Use Permits for outdoor dining areas, including parklets within the public right-of-way, approved through Urgency Ordinance 2020-15 may continue to operate with staff approval; however, shall comply with applicable Building and Fire Code requirements, may not interfere with minimum required site access or circulation, and shall comply with the aesthetic development standards outlined in section 13-48 within six months from the time of ordinance adoption, with an allowed six-month extension of time. Outdoor dining areas approved under a temporary use permit shall also be subject to applicable fees. Any modifications to these outdoor dining areas shall be approved pursuant to this article.

For the purposes of this table, the symbols shall have the following meaning: P=Permitted; MC=Minor Conditional Use Permit.

²

(Ord. No. 97-11, § 2, 5-5-97; Ord. No. 2024-01, 1/16/2024)

Add the following new Section to Article 4, Establishments where Food or Beverages are Served:

§ 13-52. Operational standards for ghost kitchen operations.

Establishments with ghost kitchen operations shall comply with the following operational standards in addition to the development standards included in this Chapter, unless the standards are modified through the issuance of a minor conditional use permit.

- (a) The customer area shall be limited to pick-up lobby only, no dine-in seating is allowed.
- (b) Applicant shall provide a delivery/couriers management plan and shall submit it to the Planning Department for review and approval by the Community Development Director or their designee. The Plan shall include but not be limited to:
 - (1) Queuing. Queuing into drive aisles or public ROW is strictly prohibited. Should queuing be an issue the applicant/operators shall develop a solution that elevates the issue and shall be reviewed and approved by the Community Development Director or their designee.
 - (2) Loading Zone. Designated Pick-up/loading spaces shall be provided.
 - (3) Hours of operation.
 - (4) Operators. The plan shall identify the total number of operators and/or businesses in the facility.
- (c) Should parking issues arise the owner and/or operator shall work with the City to resolve the issues which may include but shall not be limited too runners to deliver meals to waiting drivers/customers, parking attendants, and valet services.
- (d) Establishments within 200 feet of residentially-zoned property shall also be subject to the development standards contained in section 13-49, Development standards for establishments within 200 feet of residentially-zoned property.

(Ord. No. 97-11, § 2, 5-5-97; Ord. No. 00-4, § 1, 2-22-00; Ord. No. 2024-01, 1/16/2024)

EXHIBIT E
Chapter VI Off-Street Parking Standards, Article 2
Non-Residential Districts

§ 13-88. Purpose.

The purpose of this article is to establish parking requirements for all nonresidential zones, nonresidential components of the planned development residential zones and to mixed-use developments in all zones.

(Ord. No. 97-11, § 2, 5-5-97)

§ 13-89. Parking required.

The minimum amount of off-street parking as established in Table 13-89 shall be provided at the time:

- (a) Any building and/or structure is constructed;
- (b) Any building or structure is enlarged or increased in capacity by adding gross floor area, gross leasable area or seats;
- (c) A specific use is proposed for a building site; or
- (d) An existing use is changed to one which requires additional parking.

At all times, with the exception of the provisions of section 13-98, Declaration of land use restriction, parking shall be provided according to the requirements of Table 13-89.

TABLE 13-89 NON-RESIDENTIAL PARKING STANDARDS	
USE	PARKING RATIO PER GROSS FLOOR AREA (except as noted otherwise)
Retail; offices; central administrative offices; individual counseling; group counseling; artisan studio and retail commercial; small fitness studios; establishments where food or beverages are served with a maximum of 300 square feet of public area ¹	4 spaces per 1,000 square feet
Office buildings exceeding 2 stories in height and 100,000 square feet in area	3 spaces per 1,000 square feet
Banks; savings and loans; credit unions	5 spaces per 1,000 square feet with a minimum of 6 spaces
Medical and dental offices; acupressure; massage; personal services (non-group instruction/setting)	6 spaces per 1,000 square feet
Furniture and appliance stores with floor area greater than 5,000 square feet	2 spaces per 1,000 square feet with a minimum of 20 spaces
Churches; theaters; mortuaries; auditoriums; services and fraternal clubs and lodges; amphitheaters event center, event venue, banquet facilities, assembly halls, and E-Sports area, and other similar places of assembly	Within the main auditorium or assembly area: 1 space for each 3 fixed seats or 1 space for every 35 square feet of seating area if there are no fixed seats. 18 lineal inches of bench shall be considered equal to 1 fixed seat.
Racquetball and tennis facilities	3 spaces per court plus parking required for incidental uses such as restaurants which shall be calculated as noted below

**TABLE 13-89
NON-RESIDENTIAL PARKING STANDARDS**

USE	PARKING RATIO PER GROSS FLOOR AREA (except as noted otherwise)
Establishments where food or beverages are served with more than 300 square feet of public area ^{1,4}	10 spaces per 1,000 square feet for the first 3,000 square feet, ² 12 spaces per 1,000 square feet for each additional 1,000 square feet above the first 3,000 square feet. ²
Health clubs; Fitness studios and physical fitness facilities; skating rinks; active entertainment	Parking requirement is 10 spaces per 1,000 square feet (unless otherwise listed in this table). Accessory food or beverage service parking requirements shall be: First 25% of gross leasable area for food and beverage service: 1 space per 1,000 square feet Remaining gross leasable area for food and beverage service: 5 spaces per 1,000 square feet Total parking requirement shall be the sum of all uses combined, but the provisions of section 13-89.5 may be applied.
Bowling alleys	3 spaces per lane plus parking required for incidental uses such as restaurants which shall be calculated as noted under "Establishments where food or beverages are served"
Trade schools; business colleges; dancing and music academies	10 spaces per 1,000 square feet
Motels	1 space for each rentable unit without cooking facilities. Each rentable unit with cooking facilities shall be governed by residential parking standards
Hotels	1 space for each 2 rentable units plus 10 spaces per 1,000 square feet for the first 3,000 square feet, and 20 spaces per 1,000 square feet for each additional 1,000 square feet above the first 3,000 square feet for restaurant, banquet, meeting room and kitchen spaces
Establishments with live entertainment; i.e., go-go dancers, topless dancers, bikini dancers	1 parking space for each person for the first 100 persons as authorized by capacity signs posted by the fire department; 1 parking space for each 2 persons for every 101 to 300 persons as authorized by capacity signs posted; 1 parking space for each 3 persons for every 301 plus persons as authorized by capacity signs posted by the fire department.
Personal Service Group Instruction/Setting; Studios, Small Fitness Facilities	Parking requirement is 10 spaces per 1,000 square feet
Commercial Kitchens	3 spaces per 1,000 square feet of gross leasable area
Ghost Kitchens	6 spaces per 1,000 square feet of gross leasable area
Shopping centers with a minimum of 600,000 square feet of contiguous gross leasable area:	
Main structure or group of abutting structures	

**TABLE 13-89
NON-RESIDENTIAL PARKING STANDARDS**

USE	PARKING RATIO PER GROSS FLOOR AREA (except as noted otherwise)
Retail	5 spaces per 1,000 square feet of gross leasable area
Establishments where food or beverages are served occupying 5% or less of the total contiguous gross leasable area	1 space per 1,000 square feet of gross leasable area
Establishments where food or beverages or served in excess of 5% of the total contiguous gross leasable area	5 spaces per 1,000 square feet of gross leasable area
Office Space occupying 10% or less of the total contiguous gross leasable area	None
Office Space in excess of 10% of the total contiguous gross leasable area	4 spaces per 1,000 square feet of gross leasable area
Theaters (cumulative)	
750 seats and less	5 spaces per 1,000 square feet of gross leasable area
More than 750 seats	5 spaces per 1,000 square feet of gross leasable area plus 3 spaces for each additional 100 seats
Uses within freestanding structures	
Establishments where food or beverages are served	10 spaces per 1,000 square feet of gross leasable area

**TABLE 13-89
NON-RESIDENTIAL PARKING STANDARDS**

USE	PARKING RATIO PER GROSS FLOOR AREA (except as noted otherwise)
All others	Pursuant to this table
Mixed use developments	When there are mixed uses within a single development which share the same parking facilities, the total requirement for parking should be determined as outlined in "City of Costa Mesa Procedure for Determining Shared Parking Requirements" which are included herein by this reference and which may be amended from time to time by resolution of the city council. A greater reduction in parking than would be allowed under this procedure may be approved by minor conditional use permit where it can be demonstrated that less parking is needed due to the hours of operation or other unusual features of the users involved. For mixed-use developments located in the mixed-use overlay zone, refer to the applicable urban plan for parking rates.
Industrial	3 parking spaces shall be provided per 1,000 square feet of gross floor area for the first 25,000 square feet of building; 2 parking spaces shall be provided per 1,000 square feet of gross floor area between 25,000 and 50,000 square feet of building; and one and one-half parking spaces shall be provided per 1,000 square feet of gross floor area over 50,001 square feet of building.
Garden centers; plant nurseries	4 spaces per 1,000 square feet of gross floor area; and 2 spaces per 1,000 square feet of outdoor display area.
Smoking lounges	17 spaces per 1,000 square feet

Notes:

- Establishments limited to seating for 12 or fewer persons prior to June 4, 1997, shall remain at that seating limit unless additional parking is provided pursuant to this Zoning Code.
- The outdoor patio seating area(s) shall not be included in the floor area calculations for purposes of determining the required parking.
- The final review authority may apply a maximum credit of one parking space due to the provision of bicycle racks. This credit shall only apply to the overall parking supply and not to multiple uses.
When the approval of a use permit is required, the final review authority may require additional parking spaces at a ratio not to exceed 30 spaces per 1,000 square feet of floor area of the entire building. Factors that may warrant additional parking include, but are not limited to, the provision of entertainment and/or dancing, or substantial ratio of floor area devoted to bar as compared to restaurant use. The maximum parking rate shall be applicable to uses that have substantially maximized the building's occupancy due to design and provision of concentrated uses.
- When the approval of a use permit is required, the final review authority may require additional parking spaces at a ratio not to exceed 30 spaces per 1,000 square feet of floor area of the entire building. Factors that may warrant additional parking include, but are not limited to, the provision of entertainment and/or dancing, or substantial ratio of floor area devoted to bar as compared to restaurant use. The maximum parking rate shall be applicable to uses that have substantially maximized the building's occupancy due to design and provision of concentrated uses.

- 5 The square footage of electrical and mechanical equipment and the surrounding three feet for clearance shall be excluded from the calculation of gross floor area for the purpose of determining parking requirements

(Ord. No. 97-11, § 2, 5-5-97; Ord. No. 98-5, § 16, 3-2-98; Ord. No. 02-4, § 1j, 3-18-02; Ord. No. 06-9, § 1g., 4-18-06; Ord. No. 12-4, § 1, 5-15-12; Ord. No. 15-10, § 2C, 9-15-15; Ord. No. 21-20, § 1, 12-7-21; Ord. No. 2024-01, 1/16/2024; Ord. 2025-07, 10/21/2025)

§ 13-89.5. Reduction in parking requirements.

Where it can be shown that the required parking for a nonresidential land use will substantially exceed the demand of the actual use, the zoning administrator may, by minor conditional use permit, allow a reduction in the amount of required parking. The zoning administrator may place the following conditions on the approval of the minor conditional use permit:

- (a) Allow such excess parking to be provided as landscaping, plazas, courtyards, or similar open space feature.
- (b) Require recordation of a land use restriction that restricts the future use of the property to ensure adequate parking availability.

(Ord. No. 99-15, § 2, 11-16-99)

§ 13-90. Parking for uses not specified.

The parking requirements for the uses not specified in Table 13-89 shall be determined by the planning division. The determination shall be based upon the requirements for the most comparable use specified in this chapter or other appropriate sources including but not limited to a parking study.

(Ord. No. 97-11, § 2, 5-5-97)

§ 13-91. General development standards.

General development standards for parking areas applicable to the nonresidential zones are contained in Article 3, Development Standards, of this chapter.

(Ord. No. 97-11, § 2, 5-5-97)

EXHIBIT F

CHAPTER VI, OFF-STREET PARKING STANDARDS

Article 3 Development Standards

Add the following Section to Article 3:

13-100.10 Electric Vehicle Charging Stations

(a) Purpose.

The purpose of this chapter is to comply with Government Code Section 65850.7 and to promote and encourage the use of electric charging stations while promoting public health and safety and preventing specific adverse impacts in the installation and use of such charging stations.

(b) Regulations.

- (1) **Accessory Use.** An electric vehicle charging station (EVCS) for public or private use shall be permitted as an accessory use within any existing legal single-family or multiple-family residential garage or carport, or within any existing legal commercial parking space in a parking lot or in a parking garage, subject to the development standards listed in subsection (c) below.
- (2) **Primary Use.** An electric vehicle charging station (EVCS) as a primary use shall be permitted in non-residential and mixed use zones, pursuant to the Mesa Land Use Matric Chapter IV, Table 13-30 and shall comply with all standards applicable to the underlying zone and the development standards listed in subsection (c) below.

(c) Development Standards:

All EVCS shall:

- (1) Be protected as necessary to prevent damage by automobiles;
- (2) Be designed to minimize potential damage by vandalism and to be safe for use in inclement weather;
- (3) Include complete instructions and appropriate warnings concerning the use of the EVCS, which shall be posted on a sign in a prominent location on or near each station for use by the operator;

- (4) Be maintained in good working order. Damaged or broken EV chargers or related infrastructure shall be repaired within 48 hours;
- (5) Be located in a manner which will be easily seen by the public for informational and security purposes, when available for public use;
- (6) Be located so as not to obstruct required parking areas, drive aisles, pedestrian walkways, accessible paths of travel, emergency access, or required visibility areas; and
- (7) Comply with all applicable building, electrical, fire, accessibility, parking, circulation, and zoning requirements.

EXHIBIT G

Chapter IX Special Land Use Regulations

The following new Articles are added to Chapter IX, Special land Use Regulations:

Article 24 – Group Instruction/Setting including Studio and Fitness Uses.

13-200.210 Purpose: The purpose of Article is to establish operational and development standards for uses with group instruction, group setting for Studios and Fitness uses to ensure compatibility with surrounding commercial uses.

13-200.211 Permits required. The required permit is identified in Chapter IV, Table 13-30, City of Costa Mesa Land Use Matrix.

13-200.212 Operational and Development Standards.

- (a) Parking. Parking requirements shall be provided pursuant to Chapter VI, Off-Street Parking Standards, Article 2, Non-Residential Districts, Table 13-89, Non-Residential Parking Standards.
- (b) Indoor Operations. All activities shall occur entirely within an enclosed building. Outdoor activities shall require approval of a Minor Conditional Use Permit per Chapter V, Development Standards, Article 3, Commercial Districts, Section 13-44 of this title.
- (c) Small Fitness Studios shall be less than 2,500 square feet in gross floor area.
- (d) Fitness Studios shall be less than 15,000 square feet in gross floor area. Facilities larger than 15,000 square feet of gross floor area are classified as Physical Fitness Facilities.
- (e) Noise. Whenever amplified music, instruction, or sound is utilized, all exterior doors and windows shall remain closed.
- (f) A minimum of 15 minutes shall be provided between each group instruction or class.

Article 25 – Event Centers.

13-200.215 Purpose and Intent. The purpose of this Article is to establish operational and development standards for Event Centers and similar assembly uses, including banquet facilities, assembly halls, conference facilities, and arenas, in order to ensure compatibility with surrounding uses.

13-200.216 Permits required. The required permit is identified in Chapter IV, Table 13-30, City of Costa Mesa Land Use Matrix.

13-200.217 Operational and Development Standards.

(a) Parking. Parking requirements shall be provided pursuant to Chapter VI, Off-Street Parking Standards, Article 2, Non-Residential Districts, Table 13-89, Non-Residential Parking Standards.

(b) Occupancy. Occupancy shall not exceed the maximum occupant load approved by the Building Official and Fire Authority, or any occupancy limitation imposed through a planning entitlement.

(c) Noise. Amplified music, outdoor speakers, and public address systems shall comply with the City's Noise Ordinance. Outdoor amplified sound shall cease by 11:00 p.m., unless otherwise authorized through a Conditional Use Permit. A Noise study may be required to evaluate impacts on adjacent properties.

(d) Operation Plan. Operator shall provide a detailed Operations Plan as part of the application package which shall include, at a minimum, the following:

1. Description of Operations. A description of the proposed use, including the types of events to be conducted, maximum occupancy, seating capacity, frequency of events, and anticipated hours of operation.
2. Site Management. Identification of on-site management personnel responsible for facility operations during events, including contact information for an on-site manager or responsible party.
3. Parking and Circulation. A description of parking management practices, valet operations (if applicable), rideshare pick-up and drop-off locations, employee parking locations, loading and unloading activities, and measures to prevent vehicle congestion on adjacent streets.
4. Noise Management. Identification of any amplified sound, entertainment, public address systems, or outdoor activities and measures to ensure compliance with the City's Noise Ordinance.
5. Security and Crowd Management. Procedures for crowd control including procedures for event dismissal and dispersal of attendees, event monitoring, security staffing, and coordination with public safety agencies, as appropriate.
6. Alcohol Service. A description of alcohol management practices, type of Alcohol Beverage Control license, including proof of compliance with all applicable Alcoholic Beverage Control regulations.

7. Loading and Deliveries. A description of delivery schedules, vendor access, equipment loading and unloading activities, and designated service areas.
8. Trash and Maintenance. Procedures for refuse collection, litter control, site maintenance, and post-event cleanup.
9. Modification of Operations. The Director may require modifications to an approved Operations Plan when necessary to address documented operational impacts, ensure compliance with conditions of approval, or maintain compatibility with surrounding properties.

(e) Excluded Uses. Event Centers do not include:

1. Restaurants, bars, or nightclubs where food and beverage service is the primary use, and
 - i. Private events do not occur regularly and are accessory and subordinate to the permitted restaurants, bars, or nightclub use; and
 - ii. The tenant space does not have space dedicated for private events.
2. Indoor commercial fitness or sports training facilities;
3. Churches or other places of religious assembly regulated under Article 4.5 (Development Standards for Churches and Other Places of Religious Assembly);
4. Civic and Community clubs or other private social clubs regulated elsewhere in this Title;
5. E-sports gaming lounges and participant-oriented electronic gaming facilities regulated as Active Entertainment uses; or
6. Schools or educational institutions.

Article 26 – Active Entertainment and Amusement Center

13.200.220 Purpose and Intent. The purpose of the Article is to establish operational and development standards for Active Entertainment and Amusement Center uses and to ensure compatibility with surrounding properties.

13-200.221 Permits required. The required permit is identified in Chapter IV, Table 13-30, City of Costa Mesa Land Use Matrix.

13-200.222 Operational and Development Standards.

- (a) Indoor Operations. Active Entertainment and Amusement Center uses shall be conducted entirely within an enclosed building and shall be limited to a maximum gross square footage of 15,000 sf. Uses larger than 15,000 gross square feet are classified as Amusement Centers. For uses that proposes outdoor uses (uses not underroof) a Minor Conditional Use Permit is required per Chapter V, Development Standards, Article 3, Commercial Districts, Section 13-44 of this title.
- (b) Parking. Parking requirements shall be provided pursuant to Chapter VI, Off-Street Parking Standards, Article 2, Non-Residential Districts, Table 13-89, Non-Residential Parking Standards.
- (c) Noise. All activities, including amplified sound, public address systems, gaming equipment, and entertainment devices, shall comply with the City's Noise Ordinance. Sound generated by the use shall not create a nuisance on adjacent properties. Should an issue arise from noise the operator shall work with the City and implement best practice to eliminate the issue.
- (d) Occupancy. The use shall not exceed the maximum occupant load established by the Building Official and Fire Authority.
- (e) Food and Beverage. Accessory food and beverage service may be permitted, subject to Chapter V, Article 4 (Establishments Where Food or Beverages Are Served).
- (f) Queuing and Circulation. The use shall be designed and operated so that customer queues, waiting areas, and patron gatherings do not obstruct pedestrian walkways, building entrances, drive aisles, parking spaces, or required accessible routes.
- (g) Excluded Uses. Active Entertainment and Amusement Center uses shall not include spectator-oriented assembly uses, event centers, concert venues, e-sports arenas, or other assembly uses where viewing or attendance is the primary activity. Such uses shall be regulated as Event Centers and Assembly Uses.

Article 27 – Artisan Studio

13.200.225 Purpose and Intent. The purpose of this Article is to establish development and operational standards for Artisan Studio retail uses that also support onsite opportunities for small-scale creative production, fabrication, repair, while ensuring compatibility with surrounding commercial uses and distinguishing Artisan Studio uses from manufacturing and industrial operations.

13-200.226 Permits required. The required permit is identified in Chapter IV, Table 13-30, City of Costa Mesa Land Use Matrix.

13-200.227 Operational and Development Standards.

- (a) Indoor Operations. All production, fabrication, assembly, repair, and retail activities shall occur entirely within an enclosed building. For studios that propose outdoor uses (uses not underroof) a Minor Conditional Use Permit is required per Chapter V, Development Standards, Article 3, Commercial Districts, Section 13-44 of this title.
- (b) Parking. Parking requirements shall be provided pursuant to Chapter VI, Off-Street Parking Standards, Article 2, Non-Residential Districts, Table 13-89, Non-Residential Parking Standards
- (c) Customer-Oriented Component. The use shall maintain a customer-facing component, which may include retail sales, display areas, demonstrations, workshops, classes, or other public interaction associated with the artisan production activities.
- (d) Classes, Workshops, or Group Instruction. For uses that propose classes, workshops, or group instruction the following shall apply:
 - 1. Parking requirements shall be provided per Table 13-89, Non-Residential Parking Standards.
 - 2. Whenever amplified music or sound is played, all exterior doors and windows shall remain closed.
 - 3. A minimum of 15 minutes shall be provided between each class, workshop or group instruction.
- (e) Production Scale. The use shall be limited to small-scale production activities involving handcrafted, custom, artistic, specialty, or limited-production goods that are sold onsite. Uses involving assembly-line production, mass manufacturing, bulk processing, or large-scale industrial operations are prohibited.
- (f) Permitted Equipment. Equipment and machinery customarily associated with artisan production, fabrication, repair, design, and creative activities may be utilized provided such equipment complies with all applicable building, fire, and noise regulations.
- (g) Compatibility with Commercial Areas. Operations shall not create noise, vibration, dust, smoke, glare, fumes, odors, electrical interference, hazardous conditions, or other impacts beyond the property boundaries.
- (h) Screening. All exterior mechanical equipment, and/or roof mounted equipment, shall be screened from view from public right-of-way and adjacent properties.
- (i) Materials and Storage. All materials, supplies, products, and equipment shall be stored within an enclosed building. Outdoor storage of raw materials, products, equipment, or waste materials is prohibited. The use shall not involve

the storage or use of hazardous materials in quantities exceeding those permitted by the California Fire Code or other applicable regulations.

- (j) Food Production. Food preparation, food manufacturing, ghost kitchens, commercial kitchens, catering kitchens, or other food-related production uses shall not be considered Artisan Studio and shall be regulated separately.

EXHIBIT A
Chapter I, Article 2
Definitions

§ 13-5. Purpose.

The intent of this article is to define certain words and phrases which are used in this Zoning Code. Additional definitions may also be given in conjunction with the special regulations contained in Chapter IX, Special Land Use Regulations, and Chapter XII, Special Fee Assessments.

(Ord. No. 97-11, § 2, 5-5-97)

§ 13-6. Definitions.

Abutting. Sharing a common boundary, of at least one point contiguous to, having district boundaries or lot lines in common (i.e., not separated by an alley, public or private right-of-way, or street).

Accessory building. A building or part of a building which is subordinate to, and the use of which is incidental to that of the main building or use on the same lot.

Accessory dwelling unit (ADU). See Chapter V, Article 2, section 13-35.

Accessory use. A use incidental and subordinate to and devoted exclusively to the main use of the land or building thereon that does not change the character of the structure or use.

Accessory use, residential. A use that is a part of, and clearly incidental and secondary to, a residence; located on the same lot as a residence; and that does not change the character of the residential use such as:

- (a) Accessory dwelling unit (ADU)
- (b) Home occupations
- (c) Personal property sales (i.e., garage or yard sales).

Active Entertainment. A commercial use that provides interactive, participant-based amusement, recreation, or game-oriented activities for individual or group participation and is limited to a maximum of 15,000 square feet. Active Entertainment does not include spectator-oriented uses, live performance theaters, adult entertainment businesses, physical fitness facilities, or event centers.

Adjacent. Same as abutting, but also includes properties which are separated by a public right-of-way, not exceeding 120 feet in width.

Adult business. See Chapter IX, Special Land Use Regulations, Article 1, Adult Businesses, for specific definitions and terms.

Alcoholism or drug abuse recovery or treatment facility. Adult alcoholism or drug abuse recovery or treatment facilities that are licensed pursuant to section 11834.01 of the California Health and Safety Code. Alcoholism or drug abuse recovery or treatment facilities are a subset of residential care facilities.

Alteration (structure). Any construction, addition or physical change in the internal arrangement of rooms or the supporting members of a structure, or change in the appearance of any structure, except paint.

Ambient noise level. The all-encompassing noise level associated with a given environment, being a composite of sounds from all sources, excluding the alleged offensive noise, at the location and approximate time at which a comparison with the alleged offensive noise is to be made.

Amusement Center. A commercial use that provides interactive, participant-based amusement, recreation, or game-oriented activities for individual or group participation and is larger than 15,000 gross square feet. Active Entertainment does not include spectator-oriented uses, live performance theaters, adult entertainment businesses, physical fitness facilities, or event centers.

Antenna. Any structure, including, but not limited to, a monopole, tower, parabolic and/or disk shaped device in single or multiple combinations of either solid or mesh construction, intended for the purpose of receiving or transmitting communication to or from another antenna, device or orbiting satellite, as well as supporting equipment necessary to install or mount the antenna.

Antenna, amateur radio. An antenna array and its associated support structure, such as a mast or tower, that is used for the purpose of transmitting and receiving radio signals in conjunction with an amateur radio station licensed by the Federal Communications Commission.

Antenna, communication. All types of receiving and transmitting antennas, except satellite dish antennas and amateur radio antennas. Communication antenna includes, but is not limited to, cable television antennas, cellular radiotelephone cell antennas, FM digital communication antennas, microwave telephone communication antennas, and shortwave communication and other similar antennas.

Antenna height. The distance from the property's grade to the highest point of the antenna and its associated support structure when fully extended.

Antenna, satellite dish. An antenna intended for the purpose of receiving or transmitting communication to or from an orbiting satellite.

Antenna, whip. An antenna and its support structure consisting of a single, slender, rod-like element which is supported only at or near its base.

Apartment. A rental or lease dwelling having kitchen facilities in a structure designed or used to house at least one family, as the term "family" is defined in this Zoning Code.

Artisan Studio. A workspace for the creation, display, and retail sale of artwork and hand crafted goods, including custom woodworking and furniture making, where products are primarily created by the artist or artisan on-site; excluding automotive repair and food related production. Examples include, but are not limited to, artist studios and workshops, photography studios and commercial photography, recording studios, music studios, galleries, and showrooms.

Assembly use. A use conducted in a structure or outdoor venue for the purpose of gathering of persons for a civic, education, political, religious, or social function, or

for the consumption or receipt of food and/or beverages. ~~Assembly use includes, but is not limited to, churches and other places of religious assembly, mortuaries, primary and secondary schools, trade and vocational schools, colleges, amusement centers, billiards parlors, bowling centers, establishments where food or beverages are served, motion picture theaters, physical fitness facilities, skating rinks, and dance, martial arts, and music studios. Assembly use does not include sexually oriented businesses.~~

Association (homeowners'). The organization of persons who own a lot, parcel, area, airspace, or right of exclusive occupancy in a common interest development and who have interests in the control of common areas of such project.

Attached (structure). Any structure that has a wall or roof in common with another structure.

Attic. Any non-habitable area immediately below the roof and wholly or partly within the roof framing.

Awning. A roof-like cover that projects from the wall of a building for the purpose of shielding the sun or providing an architectural accent.

Basement. A space wholly or partially underground and having more than 1/2 of its height, measuring from floor to ceiling, below the average grade. If the finished floor level directly above the basement is more than four feet above grade at any point, the basement shall be considered a story.

Boardinghouse. A dwelling unit, other than a hotel, wherein rooms are rented under two or more separate written or oral rental agreements, leases or subleases or combination thereof, whether or not the owner, agent or rental manager resides within the dwelling unit. Boardinghouse, small means two or fewer rooms being rented to a maximum of three occupants per dwelling unit. Boardinghouse, large means three to six rooms being rented to a maximum of six occupants per dwelling unit. Boardinghouses renting two or fewer rooms and having more than three occupants, or renting more than six rooms and/ or having more than six occupants, per dwelling unit are prohibited.

Building. Any structure having roof and walls and requiring permanent location on the ground, built and maintained for the support, shelter or enclosure of persons, animals, chattels or property of any kind.

Building height. The distance from the finished grade (as defined in this section) to the highest point on the roof, including roof-top mechanical equipment and screening.

Building, main. The building or buildings within which the principal use permitted on the lot is conducted.

Carport. A permanent, roofed structure, not completely enclosed which is used for vehicle parking.

Central administrative office. An establishment primarily engaged in management and general administrative functions performed centrally for other establishments of the same company.

Churches and other places of religious assembly. A type of assembly use which has the principal purpose of religious worship and for which the primary space is a

sanctuary. Religious activities and services held in the sanctuary are conducted at scheduled times. The use may also include accessory facilities in the same or separate building that includes classrooms, assembly rooms, restrooms, kitchen, and a library. Other uses such as, but not limited to, day care facilities, nursery schools, schools, retail sales, and services to businesses, are not considered a primary function of churches and other places of religious assembly.

Cigar bar. See Smoking lounge.

City. City of Costa Mesa.

Commercial Kitchen. A food preparation facility used by one or more food operators for the preparation, cooking, processing, packaging, and storage of food or beverages for off-site consumption, distribution, catering, wholesale, or other commercial purposes, with no on-site dining, retail sales, customer pick-up, or delivery service to the general public. A commercial kitchen may include catering kitchens, commissary kitchens, shared-use kitchens, and food production facilities, but does not include a restaurant, ghost kitchen, food hall, or other food service establishment where food orders are accepted from customers and fulfilled directly from the premises.

Common area. Those portions of a project area which are designed, intended or used in common and not under the exclusive control or possession of owners or occupants of individual units in planned development projects or common interest developments.

Common interest development. A development as defined in State Civil Code section 1350, containing two or more common interest units, as defined in Civil Code section 783; a community apartment project, as defined in State Business and Professional Code section 11004, containing two or more rights of exclusive occupancy; and a stock cooperative, as defined in Business and Professional Code section 11003.2, containing two or more rights of exclusive occupancy.

Conditional use permit. A discretionary approval usually granted by the planning commission which allows a use or activity not allowed as a matter of right, based on specified findings.

Convenience stores, mini-markets. A retail store, generally less than 10,000 square feet in area, that sells a variety of convenience foods, beverages and non-food items. Fresh dairy products, produce and/or meat may be offered on a limited basis.

County. County of Orange.

Covered parking space. A garage, carport or parking space which is completely covered by a roof.

Density bonus. A minimum increase of 25% over the allowable residential dwelling unit density as specified by the zoning classification.

Development. The division of land into two or more lots; the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure; any mining, excavation, landfill, or land disturbance; and any use or extension of the use of land.

Development review. The processing of a development plan when authority for approval is vested in the planning division.

Development services department means the Development Services Department of the City of Costa Mesa.

Development services director. The director of development services of the City of Costa Mesa, or his or her designee.

Disabled shall have the same meaning as handicapped.

Dormer. A vertical window in a projection built out from a sloping roof.

Driveway, common. A paved area for vehicle circulation and parking purposes which features joint use between two or more parties.

Driveway, individual. The paved area strictly leading to the garage/carport of a residence. This paved area serves vehicle parking purposes and does not extend beyond the garage/carport unless a curvilinear design is necessary for the turning radius.

Dwelling, single-family. "Dwelling, single-family" or "single-family dwelling" is a building of permanent character placed in a permanent location which is designed or used for residential occupancy by one family. A single mobile home on a foundation system on a single lot is a single-family dwelling. (See Manufactured housing).

Dwelling, multi-family. "Dwelling, multi-family" or "multi-family dwelling" is a building or buildings of permanent character placed on one lot which is designed or used for residential occupancy by two or more families.

Dwelling unit. One or more rooms in any building designed for occupancy by one family, and containing one kitchen unit, including manufactured housing. (See Manufactured housing).

Easement. A grant of one or more property rights by the owner for use by the public, a corporation or another person or entity.

Efficiency unit. A dwelling unit for occupancy by no more than two persons conforming to California's Health and Safety Code § 17958.1 with a minimum floor area of 150 square feet that provides bathroom facilities and a partial kitchen equipped with a sink, cooking appliance, and refrigerator.

Electronic cigarette. An electronic and/or battery-operated device used to provide an inhalable dose of nicotine by delivering a vaporized solution. The term includes any such device manufactured, distributed, marketed, or sold as an electronic cigarette, an electronic cigar, an electronic cigarillo, an electronic pipe, an electronic hookah, or any other product name or descriptor. The term does not include any medical inhaler prescribed by a licensed doctor.

Electronic game machine. Any electronic or mechanical device which upon insertion of a coin, slug, or token in any slot or receptacle attached to the device or connected therewith, operates, or which may be operated for use as a game, contest, or amusement through the exercise of skill or chance.

Electric vehicle charging station. As defined by Government Code Section [65850.7](#).

Electric vehicle supply equipment. The hardware, including connectors, fixtures, devices, and other components required to charge an electric vehicle.

Emergency shelters. A facility that provides immediate and short-term housing for homeless persons that is limited to occupancy of six months or less. Supplemental services may include counseling and access to social programs. No individual or household may be denied to emergency shelter because of an inability to pay.

Employee housing. Shall have the same meaning as “employee housing” described in California Health and Safety Code Section 17021.5, and as set forth in California Health and Safety Code Section 17008 for farmworkers.

Entertainment (live). Any act, play, revue, pantomime scene, dance act, musical performance, or any combination thereof, performed by one or more persons whether or not they are compensated for the performance.

E-Sports or Electronic Sports. Means a participant-based organized competitive playing of video games using digital gaming platforms.

E-Sports Arena. A facility designed and operated primarily for organized electronic gaming competitions, tournaments, exhibitions, broadcasts, live-streaming events, or similar events where spectator viewing and attendance are the principal activities.

Establishment where food or beverages are served. Any commercial use that sells prepared food and/or beverages for consumption on site or off site, either solely or in conjunction with an ancillary or complementary use. Excluded from this definition are grocery stores, convenience stores, movie theaters, and other such uses, as determined by the development services director, where the sale of food or beverages is clearly incidental to the primary use. All establishments selling alcoholic beverages for consumption on-site are included within this definition

Event Center- A facility designed for assembly use and to accommodate organized events, competitions, ceremonies, meetings, entertainment, spectator viewing, or similar group activities. Event Centers are also referred to as Banquet Facilities, Assembly Halls, and Arenas.

Fair housing laws. The Federal Fair Housing Act, the Americans with Disabilities Act, and the California Fair Employment and Housing Act, as each statute may be amended from time to time, and each statute's implementing regulations.

Family. One or more persons occupying one dwelling unit and living together as a single housekeeping unit.

Family day care home, large. A home which provides family day care to seven to 14 children as defined in section 1596.78 of the State Health and Safety Code.

Family day care home, small. A home which provides family day care to eight or fewer children as defined in section 1596.78 of the State Health and Safety Code.

Fitness studios.- means an indoor commercial use of more than 2,500 square feet but less than 15,000 square feet that provides instructor-led instruction, training, or structured physical activity, either in a group setting or one-on-one, including, but not limited to: dance, martial arts, yoga, Pilates, high-intensity interval training (HIIT), circuit training, and similar small-group fitness activities. These uses are characterized by scheduled classes or training sessions and are limited in scale and intensity. This use does not include large health clubs, commercial gyms, indoor sports training facilities, or uses greater than 15,000 square feet of gross

floor area.

Floor area ratio. The gross floor area of a building or project divided by the project lot area upon which it is located.

Food Hall. A single, integrated food and beverage establishment, or restaurant, containing three or more independently operated food or beverage vendors or counters within a shared building or tenant space, with common customer seating, shared circulation, and shared amenities. A food hall may include accessory alcohol service, entertainment, retail, or event programming when allowed by applicable permits, but does not include ghost kitchen or commercial kitchen.

Garage. An accessory or attached enclosed building with doors, designed and/or used for vehicle parking.

Garage sale. An event for the purpose of selling or trading personal property. Garage sale includes yard sale.

General plan. The City of Costa Mesa General Plan as adopted or amended from time to time by the city council.

Ghost Kitchen. A food preparation facility used by one or more food operators for the preparation of meals or beverages for off-site consumption through delivery, mobile ordering, or customer pick-up, with no dine-in restaurant service. A ghost kitchen may include multiple virtual restaurant brands, shared order fulfillment areas, delivery driver staging, and limited pick-up lobby areas, but does not include a catering kitchen, commercial kitchen, or food hall.

Grade. The lowest point of the finished surface elevation of either the ground, paving or sidewalk within the area between the building and the property line, or when the property line is more than five feet from the building, between the building and a line five feet from the building.

Grade, finished. The surface of the ground at a stated location as it exists after completion of precise grading.

Grade, natural. The unaltered natural surface of the ground at a stated location.

Gross acreage. The total area within the lot lines of a lot of land before public streets, easements or other areas to be dedicated or reserved for public use are deducted from such lot, and not including adjacent lands already dedicated for such purposes.

Gross floor area. The area of all floors within the walls of a structure except elevator and other vertical shafts (including stairwells) and elevator equipment areas.

Gross floor area (Nonresidential). The total horizontal area of all floors within the exterior walls of a structure that contribute to the building's occupancy or intensity of use. Nonresidential gross floor area excludes garages or carports used for parking, elevator and stair shafts, mechanical shafts, pipe chases, equipment and mechanical rooms, electrical rooms, and other accessory storage, utility or service spaces, that are devoted exclusively to development operations and maintenance.

Gross leasable area. The total floor area designed for tenant occupancy and exclusive use, including both owned and leased areas.

Group home. A facility that is being used as a supportive living environment for persons who are considered handicapped under state or federal law. A group home operated by a single operator or service provider (whether licensed or unlicensed) constitutes a single facility, whether the facility occupies one or more dwelling units. Group homes shall not include the following: (1) residential care facilities; (2) any group home that operates as a single housekeeping unit; (3) any group home without an operator.

Guestroom. A room occupied or intended, arranged, or designed for occupancy by one or more guests.

Handicapped. As more specifically defined under the fair housing laws, a person who has a physical or mental impairment that limits one or more major life activities, a person who is regarded as having that type of impairment, or a person who has a record of that type of impairment, not including current, illegal use of a controlled substance.

Hazardous materials. Any material of quantity, concentration, physical or chemical characteristics, that poses a significant present or potential hazard to human health and safety or to the environment if released into the work place or environment; or any material requiring a Material Safety Data Sheet according to Title 8, section 339 of the State Code of Regulation.

Health Club. See Physical Fitness Facility.

Height. See Building height and Antenna height.

Home occupation. Any business or commercial use conducted within a dwelling unit.

Hookah lounge. See Smoking lounge.

Hotel. Any building or combination of buildings generally three or more stories in height containing six or more guest rooms offering transient lodging accommodations to the general public and providing incidental guest services such as food and beverage service, recreation facilities, retail services and banquet, reception and meeting rooms. Typically, room access is provided through a main or central lobby.

Household includes all the people occupying a dwelling unit, and includes people who live in different units governed by the same operator.

Integral facilities. Any combination of two or more group homes which may or may not be located on the same or contiguous parcels of land, that are under the control and management of the same owner, operator, management company or licensee or any affiliate of any of them, and are integrated components of one operation shall be referred to as integral facilities and shall be considered one facility for purposes of applying federal, state and local laws to its operation. Examples of such integral facilities include, but are not limited to, the provision of housing in one facility and recovery programming, treatment, meals, or any other service or services to program participants in another facility or facilities or by assigning staff or a consultant or consultants to provide services to the same

program participants in more than one licensed or unlicensed facility.

Integral uses. Any two or more residential care programs commonly administered by the same owner, operator, management company or licensee, or any affiliate of any of them, in a manner in which participants in two or more care programs participate simultaneously in any care or recovery activity or activities so commonly administered. Any such integral use shall be considered one use for purposes of applying federal, state and local laws to its operation.

Intersection. The general area where two or more roadways join or cross.

Kitchen. Any room, all or part of which is designed and/or used for storage, refrigeration, cooking and preparation of food.

Landscaping. Plant materials such as lawn, groundcover, trees and shrubs.

Loft. An intermediate floor placed within a room, where the clear height above and below the loft is not less than seven feet, and where the aggregate area of the loft does not exceed 1/3 of the area of the room in which it is located.

Lot.

- (a) A parcel of real property when shown as a delineated parcel of land with a number or designation on a subdivision map or parcel map recorded in the office of the county recorder, and created in conformance with the Subdivision Map Act and applicable local ordinances.
- (b) A parcel of real property when shown on a record of survey map or deed filed in the office of the county recorder, when such map or deed was filed as the result of and was made a condition of a lot division approved under the authority of prior ordinances.

Lot area. The total land area of a project after all required dedications or reservations for public improvements, including, but not limited to, streets, parks, schools, and flood control channels. This phrase does not apply in the planned development zones where the phrase "site area," as defined in Chapter V, Development Standards, is used.

Lot, corner. A lot abutting on and at the intersection of two or more streets which intersect at an angle that is equal to or less than 135 degrees.

Lot, depth. The average of the horizontal distance between the front and the rear lot lines.

Lot, development. The master lot or project site upon which a development will be constructed.

Lot, individual dwelling unit. An individual building site or lot within a development intended for construction of a single attached or detached dwelling unit.

Lot, interior. A lot abutting only one street, or a lot abutting two streets which intersect at an angle greater than 135 degrees.

Lot, width. The horizontal distance between the side lot lines measured at right angles to the lot depth at the front building setback line.

Low barrier navigation center. Shall have the same meaning as "low barrier navigation center" as set forth in Government Code Section 65660.

Major modification. A discretionary entitlement, usually granted by the zoning administrator, which permits limited deviation from the strict application of the development standards contained in this Zoning Code, based on specified findings.

Manufactured housing. Detached housing that is built to the National Manufactured Housing Construction and Safety Standards Act of 1974, including structures known as manufactured homes and mobile homes. For the purpose of this Zoning Code, a factory- built single-family structure that is manufactured under the authority of 42 U.S.C. section 5401, the National Manufactured Home Construction and Safety Standards Act, transportable in one or more sections, built on a permanent chassis and used as a place of human habitation, shall be considered a single-family home and shall be reviewed under the same standards as a sitebuilt structure.

Marijuana. Has the same definition as that set forth in California Health and Safety Code section 11018.

Marijuana cultivation and/or medical marijuana cultivation. The planting, growing, harvesting, drying or processing of marijuana plants or any part thereof for any purpose, including medical marijuana, and shall include both indoor and outdoor cultivation.

Master plan. The overall development plan for a parcel or parcels which is depicted in both a written and graphic format.

Master plan of highways. The graphic representation of the city's ultimate circulation system contained in the general plan. It illustrates the alignment of the major, primary, secondary and collector highways.

Median. A paved or planted area separating a parking area, street, or highway, into two or more lanes or directions of travel.

Medical marijuana. Marijuana used for medical purposes in accordance with California Health and Safety Code section 11362.5.

Medical marijuana dispensary. A facility or location where medical marijuana is cultivated or by any other means made available to and/or distributed by or to three or more of the following: a primary caregiver, a qualified patient, or a person with an identification card in strict accordance with State Health and Safety Code sections 11362.5 et seq., and 11362.7 et seq., which shall include, but not be limited to, any facility or location engaging in the retail sale, dispensation, or distribution of marijuana for medical purposes that does not have an active role in the cultivation of the marijuana product that it sells, dispenses, or distributes, or when its cultivation of the marijuana product is off-site from the facility or location for retail sale, dispensation, or distribution.

Minor conditional use permit. A discretionary approval granted by the zoning administrator which allows a use or activity not allowed as a matter of right, based on specified findings.

Minor modification. A discretionary entitlement granted by the planning division, which permits limited deviation from the strict application of the development standards contained in this Zoning Code, based on specified findings.

Mixed use development. The development of lot(s) or structure(s) with two or more

different land uses such as, but not limited to a combination of residential, office, manufacturing, retail, public, or entertainment in a single or physically integrated group of structures.

Mobile home. See Manufactured housing.

Mobile home park. Any area or tract of land where two or more mobile home lots are rented or leased, held out for lease or rent, or were formerly held out for rent or lease and later converted to a subdivision, cooperative, condominium, or other form of resident ownership, to accommodate manufactured homes or mobile homes. A mobile home park also means a mobile home development constructed according to the requirements of Part 2.1 (commencing with section 18200) of Division 13 of the State Health and Safety Code, and intended for use and sale as a mobile home condominium or cooperative park, or as a mobile home planned unit development.

Motel. Any building or combination of buildings of one to three stories in height having six or more guest rooms with parking located convenient to the guest rooms and providing temporary lodging for automobile tourists and transient visitors. Typically, guest rooms have direct access to available parking without passing through a common lobby area. Motels also include auto courts, tourist courts, motor lodges, motor inns and motor hotels.

Municipal Code. City of Costa Mesa Municipal Code.

Open space. An area that is intended to provide light and air, and is designed for either environmental, scenic or recreational purposes. Open space may include, but is not limited to, lawns, decorative planting, walkways, active and passive recreational areas, playgrounds, fountains, swimming pools, wooded areas; first floor decks; unenclosed patios with solid or lattice roofs; water courses; and surfaces covered by not more than five feet in depth by projections which are at least eight feet above grade.

Open space shall not include the following: driveways; parking lots; other surfaces designed or intended for vehicular travel; and upper floor decks, balconies or areas under projections which are less than eight feet above grade.

Open space, common. An area of land reserved primarily for the leisure and recreational use of all residents of a planned development or common interest development and owned in common by them, generally through a homeowners' association.

Open space, private. An area of land located adjacent to an individual dwelling unit, owned or leased and maintained by its residents, and reserved exclusively for their use.

Operator means a company, business or individual, including an in-house manager, who provides residential services, i.e., the placement of individuals in a residence, setting of house rules, and/or governing behavior of the residents as residents. Operator does not include a property owner or property manager that exclusively handles real estate contracting, property management and leasing of the property and that does not otherwise meet the definition of operator.

Organizational documents. The declaration of restrictions, articles of incorporation, bylaws, and any contracts for the maintenance, management or operation of all or any part of a project.

Parcel. Same as Lot.

Parkway. The area of a public street that lies between the curb and the adjacent property line or physical boundary definition, which is used for landscaping and/or passive recreational purposes.

Paved area. Ground surface covered with cobblestone, clay-fired bricks, concrete precast paver units, poured concrete with or without decorative surface materials, or asphaltic or rubber mixture which may include sand, stone, or gravel as an ingredient to create a hard surface. A graded natural surface or one covered with rolled stone or overlaid with loose gravel is not considered paved area.

Peak hour. The hour during the AM peak period (typically 7:00 a.m.—9:00 a.m.) or the PM peak period (typically 3:00 p.m.—6:00 p.m.) in which the greatest number of vehicle trips are generated by a given land use or are traveling on a given roadway.

Permitted use. Any use allowed in a land use zoning district without requiring a discretionary approval, and subject to the provisions applicable to that district.

Personal Services. A commercial use that provides personal care, grooming, wellness, aesthetic, or convenience services directly to individuals. This category does not include group fitness uses, medical offices, or other uses involving medical diagnosis or clinical treatment.

Personal Services, Group. A commercial use that provides personal care, grooming, wellness, aesthetic, or convenience services directly to individuals that include group instruction or group setting. This category does not include group fitness uses, medical offices, or other uses involving medical diagnosis or clinical treatment.

Physical Fitness Facility means a facility, building, or portion thereof designed and operated for physical fitness, athletic training, sports instruction, exercise, recreation, or wellness activities conducted individually or in groups, with a gross floor area of 15,000 square feet or greater. Such facilities may include exercise equipment, fitness classes, courts, fields, training areas, locker rooms, spectator seating accessory to the primary use, and related support amenities. Also see Health Club.

Planned development. A land area which is developed as an integrated unit under single ownership or control and having planned development zoning designation.

Planning application. A broad term for any development project or land use which requires the discretionary review and approval of either the planning division, zoning administrator, planning commission, or city council. Planning applications include major modifications, conditional use permits, development reviews, variances, etc.

Planning division. The planning division of the ~~development services~~ Community Development Department of the City of Costa Mesa.

Project. See Development.

Property line. A line of record bounding a lot which divides one lot from another lot or from a public or private street or any other public space.

Property line, front. For interior lots, the narrowest property line of a lot abutting a

public or private street. If two or more equal property lines are narrowest, the front shall be that property line across which the development takes its primary access (if the primary access is determined to be equal, there shall be two front property lines). However, for non-residentially zoned property, any property line abutting a public street designated as a secondary, primary or major street on the master plan of highways shall be deemed a front property line. A non-residentially zoned property shall have more than one front property line when it abuts more than one street designated as secondary, primary, or major on the master plan of highways.

For R-1 zoned property located on corner lots, the front property line may be the property line towards which the front of the dwelling unit is oriented.

Property line, rear. The property line opposite the front property line. A corner lot with more than one front property line shall have more than one rear property line. Irregularly shaped lots may also have more than one rear property line.

Property line, side. Any property line which is not a front or rear property line.

Property line, ultimate. The boundary of a lot after the dedication of land for use as public right(s)-of-way, whether dedicated in fee or by easement. A setback is measured from the ultimate property line.

Public area. Establishments where food or beverages are served. That portion of an establishment reserved for the exclusive use of the public for the receipt or consumption of food and/or beverages. For the purpose of this Zoning Code, public area shall not include restrooms, kitchens, hallways or other areas restricted to employees only.

Public hearing. A public proceeding conducted for the purpose of acquiring information or evidence which may be considered in evaluating a proposed action, and which affords to any affected person or persons the opportunity to present their views, opinions, and information on such proposed applications. "Mandatory hearings" are those required to be held by law, and "discretionary hearings" are those which may be held within the sole discretion of the hearing body.

Public right-of-way. A strip of land acquired by reservation, dedication, prescription or condemnation and intended to be occupied by a road, trail, water line, sanitary sewer and/or other public uses.

Recyclable materials. Reusable materials, including, but not limited to, metals, glass, plastic and paper which are intended for reuse, remanufacture or reconstruction. Recyclable materials do not include refuse, hazardous materials or hazardous waste.

Recycling. The process by which waste products are reduced to raw materials and transformed into new products.

Recycling and collection facility. A building or enclosed space used for the collection and processing of recyclable materials for preparation for shipment, or to an end user's specifications, by such means as baling, briquetting, compacting, flattening, grinding, crushing, mechanical sorting, shredding, cleaning or remanufacturing.

Referral facility. A residential care facility or a group home where one or more person's residency in the facility is pursuant to a court order or directive from an

agency in the criminal justice system.

Residential care facility. A residential facility licensed by the state where care, services, or treatment is provided to persons living in a supportive community residential setting. Residential care facilities include, but may not be limited to, the following: intermediate care facilities for the developmentally disabled (Health & Safety Code §§ 1267.8, 1267.9); community care facilities (Health & Safety Code § 1500 et seq.); residential care facilities for the elderly (Health & Safety Code § 1569 et seq.); residential care facilities for the chronically ill (22 C.C.R. § 87801(a)(5); Health & Safety Code § 1568.02); alcoholism and drug abuse facilities (Health & Safety Code §§ 11834.02—11834.30); pediatric day health and respite care facilities (Health & Safety Code § 1760 et seq.); residential health care facilities, including congregate living health facilities (Health & Safety Code §§ 1265—1271.1, 1250(i), 1250(e), (h)); family care home, foster home, group home for the mentally disordered or otherwise handicapped persons or dependent and neglected children (Wel. & Inst. Code §§ 5115—5120).

Residential, multi-family. Apartments, common interest developments, townhouses and similar multiple-family residential developments, including detached single-family homes where there is more than one primary dwelling unit on a lot.

Residential, single-family. Detached single-family home where there is no more than one primary dwelling unit on a lot.

Room, bedroom. A fully-enclosed room designed or intended to be used for sleeping purposes within a residence that typically includes a closet and is separated from the other living spaces with a door.

Room, home office. A room designed and intended to be used for a household office or small business related activity within a residence. Within a single-family detached residence, this room is strictly not intended for sleeping purposes, and lacks direct access to a bathroom. The home office may also be referred to as a studio, den, study or library.

Senior congregate care facility. A structure(s) providing residence for 13 or more senior citizens with kitchen, dining, recreational, etc. facilities with separate bedrooms and/or living quarters.

Setback. The required distance that a building, structure, parking or other designated item must be located from a property line or lot line. A setback is measured from the ultimate property line.

Single housekeeping unit. The occupants of a dwelling unit have established ties and familiarity with each other, including joint use of and responsibility for common areas, which includes interaction with each other, shared meals, household activities, and expenses and responsibilities; where residency is mutually agreed by all residents, is not transitory in nature and the residential activities of the household are conducted on a not-for-profit basis.

Single room occupancy unit. A dwelling unit that serves as the primary residence of its occupant(s) and is offered on a monthly rental basis or longer. Single room occupancy units may contain kitchen and/or sanitary facilities. If the units do not contain kitchen and/or bathroom facilities, shared kitchen and/or bathroom facilities must be provided within the building.

Single room occupancy residential hotel. A residential hotel, allowed in certain commercial zones, that contains units designed for long-term occupancy by a single person, although double occupancy may be permitted.

Slope. The degree of deviation of a surface from the horizontal plane, usually expressed in percent or degrees.

Small Fitness Studio. means an indoor commercial use of less than 2,500 square feet that provides instructor-led instruction, training, or structured physical activity, either in a group setting or one-on-one, including, but not limited to: dance, martial arts, yoga, Pilates, high-intensity interval training (HIIT), circuit training, and similar small-group fitness activities. These uses are characterized by scheduled classes or training sessions and are limited in scale and intensity.

Small lot subdivision. A residential development containing a maximum of 15 detached or townhome style units with no common walls where each unit is independently constructed on an individual parcel and the land is subdivided into fee simple parcels containing each unit. Each individual lot is provided with either a direct access to public street/alley or an easement access through a recorded subdivision map.

Smoking lounge. Any facility or location whose business operation, whether as a primary use or an ancillary use, is characterized by the sale, offering, and/or preparation of smoking of tobacco, cigars, hookah, electronic cigarettes, or similar products, including but not limited to establishments known variously as hookah parlors, vaping lounges, or cigar bars.

Smoking/vaping retailer. A smoke shop, electronic cigarette retailer, vapor cigarette retailer, or any other retail business that sells tobacco, electronic cigarettes, and related products primarily for off-site consumption. Smoking/vaping retailers shall not include food or beverage service, outdoor seating, or an indoor seating area greater than 100 square feet in area.

Sober living home. A group home for persons who are recovering from a drug and/or alcohol addiction and who are considered handicapped under state or federal law. Sober living homes shall not include the following: (1) residential care facilities; (2) any sober living home that operates as a single housekeeping unit; (3) any sober living home without an operator.

Specialty store. A retail store less than 3,000 square feet in area with hours of operation between 6:00 a.m. and 11:00 p.m. A specialty store offers a combination of foods and beverages for off-site use or consumption and provides for alcoholic beverage sales that are incidental to the primary use. No more than 10% of the total merchandise area of the retail floor may be devoted to display or sale of alcoholic beverages and only non- refrigerated alcoholic beverages may be offered. A specialty store must comply with the operational standards of section 13-200.72.

Specific plan. A plan consisting of text, maps, and other documents and exhibits regulating development within a defined area of the city, consistent with the general plan and the provisions of State Government Code section 65450 et seq.

State. State of California.

Story. For purposes related to zoning regulations, a story is that portion of a building included between the surface of any floor and the surface of the floor next above it.

If there is no floor above it, then the space between such floor and the ceiling next above it shall constitute a story. An attic shall not be considered a story. A basement or cellar shall not be considered a story, if the finished floor level directly above the basement or cellar is less than four feet above finish grade at all locations. Any uncovered deck or activity area above the first story shall be considered a story.

Streamlined development review. The streamlined processing of a development plan when authority for approval is vested in the planning division.

Street. A public or private thoroughfare that provides primary access to adjacent land and local traffic movements. Streets do not include driveways which only provide access to parking areas.

Structure. Anything, including a building, located on the ground in a permanent location or attached to something having a permanent location on the ground.

Supportive housing. Housing with no limit on length of stay, that is occupied by the target population, as defined in Section [50675.14](#) of the California Health and Safety Code, and that is linked to on site or off site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

Tandem parking. An arrangement of parking spaces one behind the other in a row of maximum two cars including one in the garage space. Tandem garage parking is defined as the placement of standard parking spaces one behind the other within the enclosed area of a garage.

Townhouse. A single-family attached dwelling unit located on an individual dwelling unit lot, and is part of a row of units that contains three or more dwelling units.

Transitional housing. A development with buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. *Trip (vehicle).* A one-way vehicular journey either to or from a site, or totally within the site i.e. internal trip. Each trip has two trip ends, one at the beginning and the other at the destination.

Trip rate (vehicular). The anticipated number of vehicle trips to be generated by a specific land use type or land use classification. The trip rate is expressed as a given number of vehicle trips for a given unit of development intensity (i.e., trip per unit, trip per 1,000 square feet, etc.).

Uncontrolled environment. A location where there is the exposure (to radiofrequency radiation) of individuals who have no knowledge or control of their exposure. The exposures may occur in living quarters or work places where there are no expectations that the exposure levels may exceed the exposure and induced current levels permitted for the general public.

Underroof. All of the area within the walls of the building that a roof covers. Areas under porches, roof overhangs, garage protrusions, breezeways and other similar architectural design features are not considered as underroof.

Unit. A particular building or structure, or portion thereof, that is designed, intended or used for exclusive occupancy, possession or control of individual owners or occupiers, whether or not they have interests in common areas of the project.

Use. The purpose (type and extent) for which land or a building is arranged, designed, or intended, or for which either land or a structure is occupied or maintained.

Warehouse, mini. A structure or group of structures for the dead storage of customer's goods and wares where individual stalls or lockers are rented out to different tenants for storage and where at least one of the stalls or lockers has less than 500 square feet of floor area.

Warehouse, public. A structure or group of structures for the dead storage of customer's goods and wares where individual stalls or lockers are rented out to different tenants for storage and where all the stalls or lockers have more than 500 square feet of floor area.

Vacancy rate (common lot development conversion). The ratio of vacant apartments being offered for rent or lease in the City of Costa Mesa, shown as a percentage of the total number of apartments in the city.

Vape lounge. See Smoking lounge.

Vape shop. See Smoking/vaping retailer.

Variance. A discretionary entitlement, usually granted by the planning commission, which permits departure from the strict application of the development standards contained in this Zoning Code, based on specified findings.

Yard. Any open space on a lot unoccupied and unobstructed from the ground upward, except an inside court.

Yard, front. The yard between the front line of a building and the front line of the lot upon which the building is located.

Yard, rear. The yard extending from the extreme rear line of the main building to the rear lot line on which the building is situated.

Yard, side. The yard extending from the front yard, or from the front lot line where no front yard is required, to the rear yard or rear lot line, between the side lot line and the nearest wall of the main building or any accessory structure attached thereto.

Zero lot line. The location of a structure on a lot in such a manner that one or more of the structure's sides rest directly on a lot line.

(Ord. No. 97-11, § 2, 5-5-97; Ord. No. 98-5, § 4, 3-2-98; Ord. No. 00-5, § 1(a), 3-20-00; Ord. No. 01-16, § 1a., 6-18-01; Ord. No. 05-11, § 2a., 7-19-05; Ord. No. 06-18, § 1, 9-5-06; Ord. No. 09-3, §§ 1a., b., 5-19-09; Ord. No. 09-4, § 1a., 5-5-09; Ord. No. 10-13, § 1, 10-19-10; Ord. No. 10-14, § 1, 11-16-10; Ord. No. 11-10, § 1, 9-20-11; Ord. No. 13-1, § 2A., 3-19-13; Ord. No. 13-05, § 1, 12-3-13; Ord. No. 14-04, § 2A., 4-1-14; Ord. No. 14-13, § 1, 10-21-14; Ord. No. 15-10, § 2A, 9-15-15; Ord. No. 15-11, § 1, 11-17-15; Ord. No. 16-01, § 1, 1-19-16; Ord. No. 18-03, § 2, 1-16-18; Ord. No. 21-03, § 3, 3-2-21; Ord. No. 21-20, § 1, 12-7-21; Ord. No. 26-03 §

04-07-26)

EXHIBIT B
Chapter IV
Citywide Land Use Matrix

§ 13-30. Purpose.

The purpose of this chapter is to provide a comprehensive list of uses which are permitted, conditionally permitted, or prohibited in the various zoning districts, as represented by Table 13-30, Land Use Matrix. In evaluating a proposed use, the following criteria shall also be considered:

- (a) Uses determined as permitted may be subject to a discretionary review when construction is proposed, pursuant to Chapter III, Planning Applications.
- (b) Uses proposed in the planned development zones are subject to verification of consistency with the master plan adopted for planned development zones. A proposed use not expressly allowed by the adopted master plan may require additional discretionary review pursuant to Table 13-30, Land Use Matrix.
- (c) All listed uses in the matrix are subject to verification of compliance with density and floor area ratio limits, parking requirements and performance standards which may, in certain cases, prevent the establishment of the use.
- (d) Any proposed use not listed in the Land Use Matrix shall be reviewed by the development services director to determine its similarity to another listed use. If no substantial similarity exists, the proposed use shall require approval of a conditional use permit prior to establishment of the use.
- (e) For the purpose of Table 13-30, Land Use Matrix, the various zoning districts are labeled as follows:

Residential zones: R1, R2-MD, R2-HD, and R3

Commercial zones: AP, CL, C1, C2, C1-S, and TC

Industrial zones: MG and MP

Planned Development Residential zones: PDR-LD, PDR-MD, PDR-HD, and PDR-NCM

Planned Development Commercial zone: PDC Planned Development

Industrial zone: PDI

The Parking zone: P

Institutional and Recreational zones: I & R, I & R-S, and I & R-MLT

- (f) For zoning districts located in a specific plan area, please refer to the appropriate specific plan text to determine if any additional regulations related to land uses are applicable.
- (g) For the mixed-use overlay district located in an urban plan area, please refer to the appropriate urban plan text for additional regulations related to development standards and allowable land uses as applicable.

**TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES**

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC ¹	MG	MP	PDR - LD ¹	PDR - MD ¹	PDR - HD ¹	PDR- NCM ¹	PDC ¹	PDI ¹	I&R ¹	I&R- S1	I&RM LT ¹	P
RESIDENTIAL USES																						
1. Single-family dwellings (single housekeeping units)	P ⁴	P	P	P	•	•	•	•	•	•	•	•	P	P	P	P	P	P	•	•	P	•
2. Multi-family dwellings	•	P	P	P	•	•	•	•	•	P	•	•	P	P	P	P	P	P	•	•	P	•
2.1 Common interest developments, residential	•	P	P	P	•	•	•	•	•	P	•	•	P	P	P	P	P	P	•	•	P	•
2.2 Small lot subdivisions, residential	•	P	P	P	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
3. Mobile home parks	•	C	C	C	•	•	•	•	•	•	•	•	C	C	C	C	C	C	•	•	•	•
4. Boarding-house, small ⁷	•	P	P	P	•	•	•	•	•	•	•	•	P	P	P	P	P	P	•	•	•	•
5. Boarding-house, large ⁷	•	C	C	C	•	•	•	•	•	•	•	•	•	C	C	C	C	C	•	•	•	•
6. Residential care facility, six or fewer persons (State licensed)	P	P	P	P	•	•	•	•	•	•	•	•	P	P	P	P	P	P	P	•	P	•
7. Group homes, six or fewer	S	S ⁶	S ⁶	S ⁶	•	•	•	•	•	•	•	•	S ⁶	S ⁶	S ⁶	S ⁶	S ⁶	S ⁶	P	•	P	•
7.1 Sober living homes, six or fewer	S ⁵	S ⁶	S ⁶	S ⁶	•	•	•	•	•	•	•	•	S ⁶	S ⁶	S ⁶	S ⁶	S ⁶	S ⁶	P	•	•	•
8. Residential care facility, seven or more	•	C ⁶	C ⁶	C ⁶	•	•	•	•	•	•	•	•	•	C ⁶	C ⁶	C ⁶	C ⁶	C ⁶	P	•	•	•
9. Group homes, seven or more	•	C ⁶	C ⁶	C ⁶	•	•	•	•	•	•	•	•	•	C ⁶	C ⁶	C ⁶	C ⁶	C ⁶	P	•	•	•
9.1 Sober living homes, seven or more	•	C ⁶	C ⁶	C ⁶	•	•	•	•	•	•	•	•	•	C ⁶	C ⁶	C ⁶	C ⁶	C ⁶	P	•	•	•

**TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES**

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC ¹	MG	MP	PDR - LD ¹	PDR - MD ¹	PDR - HD ¹	PDR- NCM ¹	PDC ¹	PDI ¹	I&R ¹	I&R- S1	I&RM LT ¹	P
10. Referral facility (Subject to the requirements of section 13-32.2, referral facility).	•	C ²	C ²	C ²	•	•	•	C ²	•	•	•	•	•	C ²	C ²	•	•	•	•	•	•	•
11. Single room occupancy residential hotel (subject to City Council Policy 500-5)	•	•	•	•	•	•	C ²	C ²	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Employee housing, six or fewer	P	P	P	P	•	•	•	•	•	•	•	•	P	P	P	P	P	P	•	•	P	•
Supportive housing	P ¹²	P ^{11,12}	P ^{11,12}	P ^{11,12}	•	•	•	•	•	P ^{11,12}	•	•	P ^{11,12}	P ^{11,12}	P ^{11,12}	P ^{11,12}	P ^{11,12}	P ^{11,12}	•	•	P ^{11,12}	•
Transitional housing	P ¹²	P ¹²	P ¹²	P ¹²	•	•	•	•	•	P ¹²	•	•	P ¹²	P ¹²	P ¹²	P ¹²	P ¹²	P ¹²	•	•	P ¹²	•
Low barrier navigation center	•	•	•	•	•	•	•	•	•	P ¹³	•	•	•	•	•	•	P ¹³	P ¹³	•	•	P ¹³	•
ACCESSORY USES																						
<u>12. Electric Vehicle Charging Station, Accessory Use</u> (subject to the requirements of Chapter IV, 13-30)	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²
13. Animals, keeping of	SEE TITLE 3, ANIMALS AND FOWL																					
14. Antennas: Amateur radio, Satellite dish, Communication	SEE CHAPTER IX, ARTICLE 2, ANTENNAS																					
16. Day care facilities (15 children or more) (see also Nursery	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	•

**TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES**

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC ¹	MG	MP	PDR - LD ¹	PDR - MD ¹	PDR - HD ¹	PDR- NCM ¹	PDC ¹	PDI ¹	I&R ¹	I&R- S1	I&RM LT ¹	P
schools)																						
17. Family day care—Large (7 to 14 children) (subject to the requirements of section 13-37, large family day care homes)	P ²	P ²	P ²	P ²	•	•	•	•	•	•	•	•	P ²	P ²	P ²	P ²	P ^{2,3}	P ^{2,3}	P	•	P ²	•
18. Family day care—Small (up to 8 children)	P	P	P	P	•	•	•	•	•	•	•	•	P	P	P	P	P ³	P ³	P	•	P ³	•
19. Garage/yard sales—No more than 2 events permitted a year, not to exceed 3 consecutive days	P	P	P	P	•	•	•	•	•	•	•	•	P	P	P	P	P ³	P ³	•	•	P ³	•
21. Home occupations (subject to the requirements of chapter IX, article 6, home occupations)	P ²	P ²	P ²	P ²	P ^{2,3}	P ^{2,3}	P ^{2,3}	P ^{2,3}	P ^{2,3}	P ^{2,3}	P ^{2,3}	P ^{2,3}	P ²	P ²	P ²	P ²	P ^{2,3}	P ^{2,3}	P ²	•	P ²	•
22. Home occupations that generate traffic and do not involve more than 1 customer/ client at a time or more than 8 customers/clients per day (subject to the requirements of ch. IX, article 6, home occupations)	MC ²	MC ²	MC ²	MC ²	MC ^{2,3}	MC ^{2,3}	MC ^{2,3}	MC ^{2,3}	MC ^{2,3}	MC ^{2,3}	MC ^{2,3}	MC ^{2,3}	MC ²	MC ²	MC ²	MC ²	MC ^{2,3}	MC ^{2,3}	MC ^{2,3}	•	MC ^{2,3}	•
22.1 Non-residential accessory uses in a residential development not otherwise specified in this table	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•

**TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES**

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC ¹	MG	MP	PDR - LD ¹	PDR - MD ¹	PDR - HD ¹	PDR- NCM ¹	PDC ¹	PDI ¹	I&R ¹	I&R- S1	I&RM LT ¹	P
21. Home occupations (subject to the requirements of chapter IX, article 6, home occupations)	P ²	P ²	P ²	P ²	P ^{2,3}	P ^{2,3}	P ^{2,3}	P ^{2,3}	P ^{2,3}	P ^{2,3}	P ^{2,3}	P ^{2,3}	P ²	P ²	P ²	P ²	P ^{2,3}	P ^{2,3}	P ²	•	P ²	•
22. Home occupations that generate traffic and do not involve more than 1 customer/ client at a time or more than 8 customers/clients per day (subject to the requirements of ch. IX, article 6, home occupations)	MC ²	MC ²	MC ²	MC ²	MC ^{2,3}	MC ^{2,3}	MC ^{2,3}	MC ^{2,3}	MC ^{2,3}	MC ^{2,3}	MC ^{2,3}	MC ^{2,3}	MC ²	MC ²	MC ²	MC ²	MC ^{2,3}	MC ^{2,3}	MC ^{2,3}	•	MC ^{2,3}	•
22.1 Non-residential accessory uses in a residential development not otherwise specified in this table	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
22.2 Accessory dwelling unit (subject to the requirements of ch. V, section 13-35, accessory dwelling units)	P ²	P ²	P ²	P ²	•	•	•	•	•	P ²	•	•	P ²	P ²	P ²	P ²	P ²	P ²	•	•	P ²	•
22.3 Junior accessory dwelling unit (subject to the requirements of ch. V, section 13-35, accessory dwelling units)	P ²	P ²	P ²	P ²	•	•	•	•	•	•	•	•	P ²	P ²	P ²	P ²	P ²	P ²	•	•	P ²	•
22.4 Temporary real estate and construction offices (subject to the requirements of ch. IX, art. 10, temporary trailers)	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²

**TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES**

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC ¹	MG	MP	PDR - LD ¹	PDR - MD ¹	PDR - HD ¹	PDR- NCM ¹	PDC ¹	PDI ¹	I&R ¹	I&R- S1	I&RM LT ¹	P
INSTITUTIONAL AND RECREATIONAL USES																						
23. Cemeteries	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	C	•	•	•
24. Churches and other places of religious assembly (Subject to the requirements of article 4.5, development standards for churches and other places of religious assembly)	C ²	C ²	C ²	C ²	C ²	C ²	P ²	P ²	C ²	C ²	P ²	P ²	C ²	C ²	C ²	C ²	C ²	C ²	P ²	C ²	C ²	•
25. Civic and community clubs	C	C	C	C	C	C	P	P	P	P	C	C	C	C	C	C	C	C	C	•	P	•
26. Convalescent hospitals; nursing homes	•	C	C	C	C	C	C	C	•	•	•	•	•	•	•	•	•	•	P	•	•	•
27. Country clubs; golf courses	C	C	C	C	•	•	•	•	•	•	•	•	C	C	C	C	•	•	P	C	•	•
28. Crematories (See also Mortuary services)	•	•	•	•	•	•	•	C	•	•	C	C	•	•	•	•	•	•	C	•	•	•
29. Fairgrounds; outdoor festival (permanent)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	C	•	•	•
30. Hospitals, general	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	P	•	P	•
31. Libraries, privately-operated	C	C	C	C	•	•	C	C	C	C	C	C	C	C	C	C	C	C	P	C	•	•
31a. Marijuana and/or medical marijuana cultivation	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
31b. Cannabis and/or marijuana distributor	•	•	•	•	•	•	•	•	•	•	•	C ⁹	•	•	•	•	•	C ⁹	•	•	•	
31c. Cannabis and/or marijuana manufacturer or	•	•	•	•	•	•	•	•	•	•	•	C ⁹	•	•	•	•	•	C ⁹	•	•	•	

**TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES**

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC ¹	MG	MP	PDR - LD ¹	PDR - MD ¹	PDR - HD ¹	PDR- NCM ¹	PDC ¹	PDI ¹	I&R ¹	I&R- S1	I&RM LT ¹	P
processor																						
31d. Cannabis and/or marijuana retail sales storefront	•	•	•	•	•	C ^g	C ^g	C ^g	C ^g	C ^g	•	•	•	•	•	•	•	•	•	•	•	
31e. Cannabis and/or marijuana retail sales nonstorefront (deliveries)	•	•	•	•	•	C ^g	C ^g	C ^g	C ^g	C ^g	•	C ^g	•	•	•	•	•	C ^g	•	•	•	•
31f. Cannabis and/or marijuana research and development and/or testing laboratories	•	•	•	•	•	•	•	•	•	•	•	C ^g	•	•	•	•	•	C ^g	•	•	•	
32. Mortuary services without crematories	•	•	•	•	C	C	C	C	C	•	C	C	•	•	•	•	•	•	C	•	•	•
32a. Needle exchange program	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
33. Nursery schools—See also Day care facilities for 15 or more children	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	•
34. Parks and playgrounds	C	C	C	C	•	•	•	•	•	C	•	•	C	C	C	C	C	C	P	P	P	•
35. Public offices and facilities, such as city halls, courthouses, police/ fire stations, etc.	C	C	C	C	C	C	P	P	P	P	C	C	C	C	C	C	C	C	P	•	•	•
36. Schools: primary, secondary and colleges	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	•
37. Schools: trade and vocational; group counseling	•	•	•	•	•	MC	P	P	P	P	MC	MC	•	•	•	•	P	MC	P	P	•	•
38. Senior congregate care facility	•	C	C	C	C	C	C	C	C	C	•	•	•	C	C	C	C	•	C	•	•	•

**TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES**

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC ¹	MG	MP	PDR - LD ¹	PDR - MD ¹	PDR - HD ¹	PDR- NCM ¹	PDC ¹	PDI ¹	I&R ¹	I&R- S1	I&RM LT ¹	P
39. Swap meets	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	C	C	•	•
39a. Emergency shelters	•	•	•	•	•	•	•	•	•	•	•	C ¹⁰	•	•	•	•	•	P ¹⁰	•	•	•	•
SPECIAL SEASONAL EVENTS																						
41. Christmas tree lots; pumpkin patches; fireworks stands; produce stands (subject to the requirements of title 9, chapter II, regulation of certain businesses)	•	•	•	•	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	•	•	•	•	P ²	P ²	P ²	P ²	•	•
COMMERCIAL AND INDUSTRIAL USES																						
42. Acupressure; massage (subject to the requirements of title 9, chapter ii, article 22, Massage establishments and practitioners)	•	•	•	•	P ²	P ²	P ²	P ²	P ²	P ²	•	•	•	•	•	•	P ²	•	•	•	•	•
<u>42a. Active Entertainment (subject to the requirements of chapter IX, article 5, electronic game machines and Article 26, Active Entertainment)</u>	:	:	:	:	P	P	P	P	P	P	MC	MC	:	P	P	P	P	P	:	:	:	:
43. Adult businesses (See Sexually-oriented businesses)																						
44. Aggregate batch plants; Rock or asphalt crushing; Sand	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•

**TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES**

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC ¹	MG	MP	PDR - LD ¹	PDR - MD ¹	PDR - HD ¹	PDR- NCM ¹	PDC ¹	PDI ¹	I&R ¹	I&R- S1	I&RM LT ¹	P
blasting																						
45. Ambulance services	•	•	•	•	MC	MC	MC	MC	MC	MC	MC	MC	•	•	•	•	MC	MC	•	•	•	•
46. Amusement centers (subject to the requirements of chapter IX, article 5, electronic game machines, and Article 26, Active Entertainment/Amusement Center)	•	•	•	•	•	•	C ²	C ²	C ²	C ²	•	•	•	C ²	C ²	C ²	C ²	•	•	•	•	•
47. Animal hospitals; veterinary services (kenneling only when incidental to principal hospital use)	•	•	•	•	•	C	C	P	P	C	C	C	•	•	•	•	P	•	•	•	•	•
48. Animal shelters, pounds, kennels, training schools	•	•	•	•	•	•	•	C	•	•	C	C	•	•	•	•	•	•	C	•	•	•
48a. Antique malls	•	•	•	•	•	•	P	P	P	•	MC	MC	•	•	•	•	P	MC	•	•	•	•
49. Artists, sculptors—studios <u>Artisan Studio</u>	•	•	•	•	P	P	P	P	P	P	P	P	•	•	•	•	P	P	•	•	•	•
50. Auction houses	•	•	•	•	•	•	C	C	C	C	C	C	•	•	•	•	C	C	•	•	•	•
51. Automobile (See Motor vehicle)																						
52. Banks; savings and loans; and other financial institutions	•	•	•	•	P	P	P	P	P	P	•	•	•	P	P	P	P	P	•	•	•	•
53. Bars; nightclubs (See Establishments where food or beverages are served)																						

**TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES**

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC ¹	MG	MP	PDR - LD ¹	PDR - MD ¹	PDR - HD ¹	PDR- NCM ¹	PDC ¹	PDI ¹	I&R ¹	I&R- S1	I&RM LT ¹	P
54. Reserved Barber and beauty shops with accessory uses such as permanent make up, facials, and accessory massage	•	•	•	•	•	P	P	P	P	P	•	•	•	P	P	P	P	P	•	•	•	•
55. Billiards parlors	•	•	•	•	•	•	MC	MC	MC	MC	MC	MC	•	MC	MC	MC	MC	MC	•	•	•	•
56. Botanical gardens; Zoos	•	•	•	•	•	•	C	C	C	C	•	•	•	•	•	•	•	•	C	•	•	•
57. Bowling centers	•	•	•	•	•	•	MC	MC	MC	MC	•	•	•	•	•	MC	MC	•	•	•	•	•
58. Breweries; Distilleries	•	•	•	•	•	•	•	•	•	•	C	C	•	•	•	•	•	•	•	•	•	•
59. <u>Reserved</u>																						
60. Building supplies; Hardware stores (retail)	•	•	•	•	•	•	P	P	P	•	•	•	•	P	P	P	P	•	•	•	•	•
61. Business services—See Offices																						
62. Car washes	•	•	•	•	•	•	C	C	C	C	C	C	•	C	C	C	C	C	•	•	•	•
63. Carts— Outdoor retail sales in conjunction with an established business	•	•	•	•	•	MC	MC	MC	MC	MC	MC	MC	•	MC	MC	MC	MC	MC	MC	•	•	•
64. Catering	•	•	•	•	•	MC	P	P	P	•	P	P	•	•	•	•	P	P	•	•	•	•
65. Coffee roasting	•	•	•	•	•	•	•	•	•	•	MC	MC	•	•	•	•	•	•	•	•	•	•
66. Coffee roasting (in conjunction with establishments where food or beverages are served)	•	•	•	•	•	•	MC	MC	MC	MC	MC	MC	•	MC	MC	MC	MC	MC	•	•	•	•

**TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES**

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC ¹	MG	MP	PDR - LD ¹	PDR - MD ¹	PDR - HD ¹	PDR- NCM ¹	PDC ¹	PDI ¹	I&R ¹	I&R- S1	I&RM LT ¹	P
67. Commercial art; Graphic design	•	•	•	•	P	P	P	P	P	P	P	P	•	•	•	•	P	P	•	•	•	•
68. Commercial testing laboratories	•	•	•	•	•	•	•	•	•	•	P	P	•	•	•	•	•	P	•	•	•	•
69. Computer and data processing	•	•	•	•	P	P	P	P	P	P	P	P	•	•	•	•	P	P	•	•	•	•
70. Contracting: general contractors; operative builders	•	•	•	•	•	C	C	P	C	•	P	P	•	•	•	•	•	P	•	•	•	•
71. Convenience stores; mini-markets (subject to the requirements of chapter IX, article 16, liquor stores, convenience stores, and mini-markets)	•	•	•	•	•	•	C ²	C ²	C ²	C ²	•	•	•	•	C ²	C ²	C ²	•	•	•	•	•
72. Department stores (retail)	•	•	•	•	•	•	P	P	P	P	•	•	•	•	•	•	P	•	•	•	•	•
73. Electronic game machines (four or more), incidental to the primary use, (subject to the requirements of chapter IX, article 5, electronic game machines)— Excluding amusement centers listed separately	•	•	•	•	•	MC ²	MC ²	MC ²	MC ²	MC ²	MC ²	MC ²	•	MC ²	MC ²	MC ²	MC ²	MC ²	•	•	•	•
74. Engineering; architectural; and surveying services— See Offices																						
75. Entertainment, live or public	•	•	•	•	•	SEE TITLE 9, ARTICLE 11, REGULATORY PERMITS FOR PUBLIC ENTERTAINMENT							•	SEE TITLE 9, ARTICLE 11, REGULATORY PERMITS FOR PUBLIC ENTERTAINMENT							•	•
76. Establishments where food or beverages are served	•	•	•	•	•	SEE CHAPTER V, ARTICLE 4, ESTABLISHMENTS WHERE FOOD OR BEVERAGES ARE SERVED							•	SEE CHAPTER V, ARTICLE 4, ESTABLISHMENTS WHERE FOOD OR BEVERAGES ARE SERVED					•	•	•	•

**TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES**

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC ¹	MG	MP	PDR - LD ¹	PDR - MD ¹	PDR - HD ¹	PDR- NCM ¹	PDC ¹	PDI ¹	I&R ¹	I&R- S1	I&RM LT ¹	P
77. Exhibition of products produced on premises or available for wholesale distribution	•	•	•	•	•	P	P	P	P	P	P	P	•	•	•	•	P	P	•	•	•	•
77. Event Center (subject to the requirements of chapter IX, article 25, Event Center)	:	:	:	:	:	:	C	C	C	C	C	C	:	:	:	C	C	C	:	:	:	:
78. Flower stands— See also Carts	•	•	•	•	•	MC	MC	MC	MC	MC	MC	MC	•	MC	MC	MC	MC	MC	MC	•	•	•
79. Furniture repair and refinishing with incidental sales	•	•	•	•	•	•	P	P	P	•	P	P	•	•	•	•	•	P	•	•	•	•
79. Electric Vehicle Charging Station, Primary Use (subject to the requirements of Chapter IV, 13-30)	:	:	:	:	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²
80. Grocery stores— See also Supermarkets; excluding convenience stores; and liquor stores listed separately	•	•	•	•	•	•	P	P	P	P	•	•	•	MC	MC	MC	MC	•	•	•	•	•
81. Hazardous waste facilities, off-site (subject to chapter IX article 9, off-site hazardous waste facilities)	•	•	•	•	•	•	C ²	C ²	C ²	C ²	C ²	C ²	•	•	•	•	C ²	C ²	C ²	•	•	•
82. Heliports; Helistops	•	•	•	•	•	•	•	•	C	C	C	C	•	•	•	•	C	C	C	C	•	•
83. Hotels—Excluding motels listed separately	•	•	•	•	•	•	C	C	C	P	•	•	•	C	C	C	P	•	•	•	•	•
84. Landscape services (installation	•	•	•	•	•	MC	MC	P	P	•	P	P	•	•	•	•	•	P	•	•	•	•

**TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES**

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC ¹	MG	MP	PDR - LD ¹	PDR - MD ¹	PDR - HD ¹	PDR- NCM ¹	PDC ¹	PDI ¹	I&R ¹	I&R- S1	I&RM LT ¹	P
and maintenance)																						
85. Reserved Laundry, cleaning and garment services, including plants	*	*	*	*	*	P	P	P	P	P	P	P	*	P	P	P	P	P	*	*	*	*
86. Leather tanning and finishing	*	*	*	*	*	*	*	*	*	*	C	C	*	*	*	*	*	C	*	*	*	*
87. Limousine services	*	*	*	*	*	C	C	C	C	C	C	C	*	*	*	*	C	C	*	*	*	*
88. Liquor stores (subject to the requirements of chapter IX, article 16, liquor stores, convenience stores, and mini- markets)	*	*	*	*	*	*	C ²	C ²	C ²	C ²	*	*	*	*	*	*	C ²	*	*	*	*	*
89. Lumber and building materials dealers, (wholesale)	*	*	*	*	*	*	*	*	*	*	P	P	*	*	*	*	*	P	*	*	*	*
90. Manufacturing: Light EXCEPT the following which are prohibited: • Manufacture of fertilizer • Manufacture of products involving the use of explosives Manufacture of rubber (including tires), steel	*	*	*	*	*	*	*	*	*	*	P ²	P ²	*	*	*	*	*	P2	*	*	*	*
91. Manufacturing of chemical products, paints, pharmaceuticals, and plastics	*	*	*	*	*	*	*	*	*	*	C ²	C ²	*	*	*	*	*	C ²	*	*	*	*
92. Manufacturing of stone, clay, glass and	*	*	*	*	*	*	*	*	*	*	P ²	P ²	*	*	*	*	*	P ²	*	*	*	*

**TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES**

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC ¹	MG	MP	PDR - LD ¹	PDR - MD ¹	PDR - HD ¹	PDR- NCM ¹	PDC ¹	PDI ¹	I&R ¹	I&R- S1	I&RM LT ¹	P
concrete products EXCEPT the following which are prohibited: • Manufacture of flat glass • Manufacture of cement and structural clay products • Manufacture of concrete, gypsum and plaster products • Manufacture of abrasive and asbestos products • Manufacture of nonclay refractories and crucibles • Processing and preparation of clay, ceramic and refractory minerals																						
93. Manufacturing or processing of foods and beverages EXCEPT the following which are prohibited: • Meat and poultry packing plants • Grain mills • Sugar refining • Fats and oils processing mills • Seafood canneries and packaging (See also Breweries; Distilleries; Coffee roasting)	•	•	•	•	•	•	•	•	•	•	P ²	P ²	•	•	•	•	•	P ²	•	•	•	•

**TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES**

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC ¹	MG	MP	PDR - LD ¹	PDR - MD ¹	PDR - HD ¹	PDR- NCM ¹	PDC ¹	PDI ¹	I&R ¹	I&R- S1	I&RM LT ¹	P
94. Massage— See also Acupressure (subject to the requirements of title 9, chapter II, article 22, massage establishments and practitioners)	•	•	•	•	P ²	P ²	P ²	P ²	P ²	P ²	•	•	•	•	•	•	P ²	•	•	•	•	•
95. Medical laboratories	•	•	•	•	MC	MC	P	P	P	P	MC	MC	•	•	•	•	MC	MC	•	•	•	•
96. Metal fabrication, welding, foundry, die casting (subject to subsection 13-54(a), performance standards)	•	•	•	•	•	•	•	•	•	•	P ²	P ²	•	•	•	•	•	•	•	•	•	•
97. Motels— (Subject to requirements of chapter IX, article 8, motels) Excluding Hotels listed separately	•	•	•	•	•	•	C ²	C ²	•	•	•	•	•	•	•	•	•	•	•	•	•	•
98. Motion picture and television studios	•	•	•	•	C	C	C	C	•	•	P	P	•	•	•	•	P	P	•	•	•	•
99. Motion picture theaters and other theaters not within 200 feet of residential zones	•	•	•	•	•	•	P	P	P	P	•	•	•	•	•	•	P	•	•	•	•	•
100. Motion picture theaters and other theaters within 200 feet of residential zones	•	•	•	•	•	•	C	C	C	C	•	•	•	•	•	•	C	•	•	•	•	•
101. Motor oil, used—Collection facility (subject to the requirements of chapter IX, article 9, off-site hazardous waste facilities)	•	•	•	•	•	•	P ²	P ²	P ²	•	P ²	P ²	•	•	•	•	P ²	P ²	P ²	P ²	•	•

**TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES**

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC ¹	MG	MP	PDR - LD ¹	PDR - MD ¹	PDR - HD ¹	PDR- NCM ¹	PDC ¹	PDI ¹	I&R ¹	I&R- S1	I&RM LT ¹	P
102. Motor vehicle, boat, and motorcycle retail sales, leasing, rentals and service with two or more outdoor display parking spaces	•	•	•	•	•	•	C	C	C	C	C	C	•	•	•	•	C	C	•	•	•	•
103. Motor vehicle, boat, and motorcycle retail sales, leasing, and rentals with one or less outdoor display parking space and no service (subject to verification of parking availability)	•	•	•	•	•	•	P	P	P	P	P	P	•	•	•	•	P	P	•	•	•	•
104. Motor vehicle service stations	•	•	•	•	•	•	C	C	C	•	•	•	•	•	•	•	C	•	•	•	•	•
105. Motor vehicle service stations with concurrent sale of alcoholic beverages (subject to requirements of chapter IX, article 3, concurrent sale of alcoholic beverages and motor vehicle fuel)	•	•	•	•	•	•	C ²	C ²	C ²	•	•	•	•	•	•	•	C ²	•	•	•	•	•
106. Motor vehicle; boat; and motorcycle repair services (including body and paint work), not within 200 feet of residential zone (subject to subsection 13-54(b))	•	•	•	•	•	•	P	P	P	•	P	P	•	•	•	•	P	P	•	•	•	•
107. Motor vehicle; boat; and motorcycle repair services (including body and paint work), within 200 feet of residential	•	•	•	•	•	•	C	C	C	•	C	C	•	•	•	•	C	C	•	•	•	•

**TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES**

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC ¹	MG	MP	PDR - LD ¹	PDR - MD ¹	PDR - HD ¹	PDR- NCM ¹	PDC ¹	PDI ¹	I&R ¹	I&R- S1	I&RM LT ¹	P
zone (subject to subsection 13-54(b))																						
108. Nurseries (retail with no bulk fertilizer)	•	•	•	•	•	C	C	P	P	•	C	C	•	•	•	•	•	•	•	•	•	•
109. Offices: central administrative	•	•	•	•	P	P	P	P	P	P	P	P	•	•	•	•	P	P	•	•	•	•
110. Offices: engineering; architectural; and surveying services; management; consulting and public relations	•	•	•	•	P	P	P	P	P	P	P	P	•	MC	MC	MC	P	P	•	•	•	•
111. Offices: general	•	•	•	•	P	P	P	P	P	P	MC	MC	•	MC	MC	MC	P	P	•	•	•	•
<u>112. Reserved</u>																						
113. Offices: medical and dental	•	•	•	•	P	P	P	P	P	P	•	•	•	MC	MC	MC	P	MC	MC	•	•	•
114. Offices: services to businesses such as bookkeeping and data processing	•	•	•	•	P	P	P	P	P	P	P	P	•	•	•	•	P	P	•	•	•	•
115. Off-street parking lots and structures including related maintenance buildings	•	•	•	•	C	C	C	C	C	P	C	C	•	•	•	C	C	C	C	C	•	P
116. Off-street parking lots and structures, incidental uses within	•	•	•	•	MC	MC	MC	MC	MC	MC	MC	MC	•	•	•	MC	MC	MC	MC	MC	•	MC
117. Oil fields; oil wells (see chapter XIV, oil drilling)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
118. Pawn shops	•	•	•	•	•	C	C	C	C	•	•	•	•	•	•	•	•	•	•	•	•	•
119. Photocopying; blueprinting and related services	•	•	•	•	•	P	P	P	P	P	P	P	•	•	•	•	P	P	•	•	•	•

**TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES**

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC ¹	MG	MP	PDR - LD ¹	PDR - MD ¹	PDR - HD ¹	PDR- NCM ¹	PDC ¹	PDI ¹	I&R ¹	I&R- S1	I&RM LT ¹	P
120. Photofinishing laboratories	•	•	•	•	•	•	•	•	•	•	P	P	•	•	•	•	•	P	•	•	•	•
121. Photofinishing stores	•	•	•	•	•	P	P	P	P	P	•	•	•	•	•	•	P	P	•	•	•	•
122. <u>Personal Service Photography:—Commercial</u>	•	•	•	•	P	P	P	P	P	P	<u>P</u> MC	<u>P</u> MC	•	<u>P</u> •	<u>P</u> •	<u>P</u> •	P	<u>•</u> MC	•	•	•	•
123. <u>Personal Service with Group Instruction/Setting (see Chapter IX Article 24 Group Instruction/Setting including Studio and Fitness Uses)</u> Photography: portrait-studio	•	•	•	•	P ²	P ²	P ²	P ²	P ²	P ²	<u>P²</u> •	<u>P²</u> •	•	<u>P²</u> •	<u>P²</u> •	<u>P²</u> •	P ²	<u>•</u> MC	•	•	•	•
124. Physical fitness facilities	•	•	•	•	•	•	C	C	C	C	C	C	•	•	•	•	C	C	•	•	•	•
125. Printing and publishing	•	•	•	•	•	•	MC	P	MC	MC	P	P	•	•	•	•	P	P	•	•	•	•
126. <u>Reserved Recording studios</u>	•	•	•	•	•	•	MC	MC	MC	•	MC	MC	•	•	•	•	MC	MC	•	•	•	•
127. Recycling and collection facilities for nonhazardous materials	•	•	•	•	•	MC	MC	MC	MC	•	MC	MC	•	•	•	•	MC	MC	MC	MC	•	•
128. Research and development laboratories— Other than cannabis and/or marijuana testing laboratories	•	•	•	•	C	C	C	P	C	C	P	P	•	•	•	•	•	P	•	•	•	
129. <u>Restaurants including Food Halls—See Establishments where food or beverages are served</u>																						

**TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES**

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC ¹	MG	MP	PDR - LD ¹	PDR - MD ¹	PDR - HD ¹	PDR- NCM ¹	PDC ¹	PDI ¹	I&R ¹	I&R- S1	I&RM LT ¹	P
130. Retail: general— Excluding antique malls, pawn shops, supermarkets, grocery stores, convenience stores; and liquor stores listed separately	•	•	•	•	•	P	P	P	P	P	•	•	•	P	P	P	P	P	•	•	•	•
131. Retail, incidental sales to the main use (subject to the requirements of section 13-54(a), incidental retail sales)	•	•	•	•	P	P	P	P	P	P	P ²	P ²	•	P	P	P	P	P ²	•	•	•	•
132. Retail: nonstore	•	•	•	•	P	P	P	P	P	P	P	P	•	P	P	P	P	P	•	•	•	•
133. Rifle, pistol, and firing ranges	•	•	•	•	•	•	•	•	•	•	C	C	•	•	•	•	•	•	C	•	•	•
134. Sexually- oriented businesses (subject to the requirements of title 9, chapter IV and title 13, chapter IX, sexually-oriented businesses)	•	•	•	•	•	P ²	P ²	P ²	P ²	•	•	•	•	•	•	•	P ²	•	•	•	•	•
135. <u>Reserved</u> Skating rinks	•	•	•	•	•	•	G	G	G	G	G	G	•	•	•	G	G	G	G	G	•	•
135a. Smoking lounge (subject to chapter IX, article 19, smoking and vaping uses)	•	•	•	•	•	•	•	•	C ²	•	•	P ²	•	•	•	•	C ²	•	•	•	•	•
135b. Smoking/ vaping retailer (subject to chapter IX, article 19, smoking and vaping uses)	•	•	•	•	•	P ²	P ²	P ²	P ²	P ²	•	•	•	P ²	P ²	P ²	P ²	P ²	•	•	•	•

**TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES**

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC ¹	MG	MP	PDR - LD ¹	PDR - MD ¹	PDR - HD ¹	PDR- NCM ¹	PDC ¹	PDI ¹	I&R ¹	I&R- S1	I&RM LT ¹	P
136. Storage of chemicals and allied products (except as incidental use)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
137. Storage of explosives	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
138. Storage of fertilizer	•	•	•	•	•	•	•	•	•	•	C	C	•	•	•	•	•	•	•	•	•	•
139. Storage of motor vehicles— Outdoor (not including impound yard)	•	•	•	•	•	•	C	C	C	•	MC	MC	•	•	•	•	C	MC	•	•	•	•
139a. Storage of motor vehicles— Indoor only (not including impound yard)	•	•	•	•	•	•	P	P	P	•	P	P	•	•	•	•	P	P	•	•	•	•
140. Storage of petroleum and coal products	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
141. Storage of rock, sand, crushed aggregate and gravel	•	•	•	•	•	•	•	•	•	•	C	C	•	•	•	•	•	•	•	•	•	•
142. Studios Fitness: dance, martial arts, music, Small and Fitness Studios etc.(See Chapter IX Article 24. Group Instruction/Setting including Studio and Fitness Uses)	•	•	•	•	<u>P²</u>	<u>P²</u>	P ²	P ²	P ²	<u>P²</u> MC	<u>P²</u> MC	<u>P²</u> MC	•	<u>P²</u> MC	<u>P²</u> MC	<u>P²</u> MC	P ²	<u>P²</u> MC	<u>P²</u>	•	<u>P²</u>	•
143. Supermarkets— See also Grocery stores	•	•	•	•	•	•	P	P	P	P	•	•	•	MC	MC	MC	MC	•	•	•	•	•
143a. Specialty stores	•	•	•	•	•	•	P	P	P	P	•	•	•	•	MC	MC	MC	•	•	•	•	•
144. Tattoo parlors	•	•	•	•	•	•	C	C	C	•	•	•	•	•	•	•	C	•	•	•	•	•

**TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES**

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC ¹	MG	MP	PDR - LD ¹	PDR - MD ¹	PDR - HD ¹	PDR- NCM ¹	PDC ¹	PDI ¹	I&R ¹	I&R- S1	I&RM LT ¹	P
145. Tire sales and installation not within 200 feet of residential zone	•	•	•	•	•	•	P	P	P	•	P	P	•	•	•	•	P	P	•	•	•	•
146. Tire sales and installation within 200 feet of residential zone	•	•	•	•	•	•	MC	MC	MC	•	MC	MC	•	•	•	•	MC	MC	•	•	•	•
147. Tow companies with or without impound yard	•	•	•	•	•	•	C	C	C	•	MC	MC	•	•	•	•	•	MC	•	•	•	•
148. Transfer station for refuse, sewage treatment	•	•	•	•	•	•	•	•	•	•	C	C	•	•	•	•	•	C	C	•	•	•
149. Trucking: local and long distance	•	•	•	•	•	•	•	C	•	•	P	P	•	•	•	•	•	C	•	•	•	•
150. Warehouses, mini (subject to the requirements of chapter IX, article 7, mini- warehouses)	•	•	•	•	•	•	C ²	C ²	C ²	•	MC ²	MC ²	•	•	•	•	•	MC ²	•	•	•	•
151. Warehouses, public	•	•	•	•	•	•	C	C	C	•	P	P	•	•	•	•	•	P	•	•	•	•
152. Warehousing of durable and nondurable goods except livestock and poultry—See also Storage	•	•	•	•	•	•	•	•	•	•	P	P	•	•	•	•	•	P	•	•	•	•
153. Wholesale trade of motor vehicles, boats and motorcycles with outdoor storage of vehicles	•	•	•	•	•	•	C	C	C	C	C	C	•	•	•	•	C	C	•	•	•	•
154. Wholesale trade of motor vehicles, boats and motorcycles without	•	•	•	•	•	MC	MC	P	P	P	P	P	•	P	P	P	P	P	•	•	•	•

**TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX
ZONES**

LAND USES	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC ¹	MG	MP	PDR - LD ¹	PDR - MD ¹	PDR - HD ¹	PDR- NCM ¹	PDC ¹	PDI ¹	I&R ¹	I&R- S1	I&RM LT ¹	P
outdoor storage of vehicles																						
155. Wholesale trade of durable, nondurable goods, except livestock, poultry and perishable goods	•	•	•	•	•	MC	MC	P	P	P	P	P	•	P	P	P	P	P	•	•	•	•

Notes:

- 1 Uses proposed in this zone are subject to verification of consistency with the adopted master plan. Uses not specified in the master plan, could be allowed, subject to the review process indicated in this matrix, if the proposed use is determined to be compatible with the adopted master plan. Residential uses shall not be permitted on any site or parcel of land on which residential uses are expressly prohibited by the general plan.
- 2 This use is subject to the requirements of the referenced Municipal Code article or section.
- 3 If residential uses exist, accessory uses shall be permitted.
- 4 For the purposes of this table, the symbols in the non-shaded areas shall have the following meaning: C—Conditional Use Permit; MC—Minor Conditional Use Permit; P—Permitted; •—Prohibited; and S—Special Use Permit.
- 5 Six hundred fifty foot separation required between sober living homes, or from state licensed alcohol or drug abuse recovery or treatment facilities. CMMC 13-311(a)(10)(i).
- 6 Subject to the separation requirement set forth in sections 13-322(a)(3) and 13-323(b).
- 7 Small boardinghouses shall locate at least 650 feet from any other small boardinghouse. Large boardinghouses shall be located at least 1,000 feet away from any other boardinghouse.
- 8 Uses prohibited in the base zoning district of a mixed-use overlay zone shall also be prohibited in the overlay zone.
- 9 Prohibited at the SoCo property, 3303 through 3323 Hyland Ave.
- 10 Emergency shelters located on sites owned, controlled, and/or operated by the city in the MP and/or the PDI zone are a permitted use, not subject to a master plan requirement and the standards in section 13-200.79(1), (2), (4), (8), (10) and (13) do not apply to such uses.
- 11 Supportive housing, as defined in Government Code Section 65650, shall be permitted by-right in all zones where multifamily and mixed uses are permitted by-right, provided it is consistent with Government Code Sections 65650 – 65656.
- 12 Pursuant to Government Code Section 65583(c)(3), transitional and supportive Housing shall be considered a residential use of property and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zoning district.
- 13 Low barrier navigation centers shall be permitted by-right provided they are consistent with the requirements in Government Code Sections 65660-65668.

(Ord. No. 97-11, § 2, 5-5-97; Ord. No. 98-4, § 2, 2-2-98; Ord. No. 98-5, § 8, 3-2-98; Ord. No. 00-5, § 1(b), 3-20-00; Ord. No. 01-1, § 1, 1-15-01; Ord. No. 01-30, § 1a(Att. A), 1-7-02; Ord. No. 02-4, § 1b(Att. A), 3-18-02; Ord. No. 02-12, § 1c, 6-17-02; Ord. No. 05-2, § 1f.(Att. A), 2-22-05; Ord. No. 05-11, § 2b., 7-19-05; Ord. No. 06-2, § 1a., 2-7-06; Ord. No. 06-9, § 1d., 4-18-06; Ord. No. 06-18, § 1b., 9-5-06; Ord. No. 07-2, § 1d., 2-6-07; Ord. No. 11-10, § 1, 9-20-11; Ord. No. 13-1, § 2B., 3-19-13; Ord. No. 14-04, § 2B., 4-1-14; Ord. No. 14-13, 10-21-14; Ord. No. 15-06, §§ 1—3, 7-7-15; Ord. No. 15-10, § 2B, 9-15-15; Ord. No. 15-11, §§ 3—5, 11-17-15; Ord. No. 16-01, § 4, 1-19-16; Ord. No. 16-09, §§ 4, 5(Exh. A), 10-4-16; Ord. No. 16-13, § 2, 11-15-16; Ord. No. 16-15, § 5, 11-8-16; Ord. No. 18-03, § 3, 1-16-18; Ord.

No. 18-04, § 3, 4-3-18; Ord. No. 19-13, § 3, 9-3-19; Ord. No. 19-15, § 1, 9-17-19; Ord. No. 21-03, § 4, 3-2-21; Ord. No. 21-08, § 1, 6-15-21; Ord. No. 21-20, § 1, 12-7; Ord. No. 26-03, 4-07-26;

EXHIBIT C
Chapter V, Development Standards
Article 3, Commercial Districts

§ 13-44 Development Standards.

Table 13-44 identifies development standards for the various commercial zones. See also Article 9, General Site Improvement Standards of this chapter for additional requirements.

TABLE 13-44 COMMERCIAL PROPERTY DEVELOPMENT STANDARDS							
DEVELOPMENT STANDARDS	P	AP	CL	C1	C2	C1-S	TC
Minimum Lot Area for newly created lots	6,000 square feet			12,000 square feet		5 acres	See Master Plan
Minimum Lot Width for newly subdivided lots	120 feet Note: All newly subdivided lots shall have frontage on a dedicated street equal to, or in excess of, the required minimum lot width.			120 feet Note: All newly subdivided lots shall have frontage on a dedicated street equal to, or in excess of, the required minimum lot width.			None
Minimum Lot Width	Interior Lot: 50 feet Corner Lot: 60 feet			60 feet			None
Maximum Floor Area Ratio	Refer to CHAPTER V, ARTICLE 8, FLOOR AREA RATIOS.						
Maximum Building/Structure Height	2 stories/30 feet ^{1,2} (except a 5% increase is allowed if necessary to screen existing roof-mounted equipment)						None
SETBACKS FOR MAIN BUILDINGS AND ACCESSORY BUILDINGS AND STRUCTURES (Minimum distances given, unless otherwise noted. All setbacks from streets are measured from the ultimate property line shown on the master plan of highways.)							
Front	20 feet						
Side (Interior)	15 feet on one side and 0 feet on the other side. Exception: If the side property line is adjacent to a residential zone, all buildings shall maintain a side setback from the residential property line of 2 times the building height at all locations.						None
Rear (Interior)	0 feet Exception: If the rear property line is adjacent to a residential zone, all buildings shall maintain a rear setback from the residential property line of 2 times the building height at all locations.						None

Side or Rear abutting a public street	20 feet for secondary, primary or major streets per the master plan of highways. 15 feet for all other streets.	20 feet— see also subsections 13-45(f) and (g).
PROJECTIONS (Maximum depth of projections given)		
Roof or Eaves overhang; Awning	2 feet 6 inches into required side setback. 5 feet into required front or rear setback.	None
Open, unenclosed Stairways.	2 feet 6 inches into required setback area.	None
PARKING (See CHAPTER VI)		
LANDSCAPING (See CHAPTER VII)		

1. A 5% increase is allowed if necessary to screen existing roof- mounted equipment

2. A height deviation of up to 12 feet, or 40 percent of the maximum allowable height, whichever is less, may be approved through the minor conditional use permit process. In addition to the findings required by Sections 13-29(e) and 13-29(g)(2), the review authority shall find that the proposed height is (a) compatible with the existing and anticipated development in the vicinity; (b) enhances the architecture and design of the development; and (c) would not be materially detrimental to surrounding properties or uses and would not adversely affect the public health, safety, or welfare.

Add the following to Section 13-45 Additional property development standards for commercial districts.

(h) Noise Regulations. All operations shall conform to Chapter XIII Noise Control of this Title. The operator must limit noise generated from the use to the greatest extent feasible. Any noise complaints generated from this use must be addressed by the owner/operator.

EXHIBIT D
Chapter V, Article 4
Establishments Where Food or Beverages are Served

§ 13-46. Purpose.

The purpose of this article is to regulate and provide development standards for establishments where food or beverages are served. The proximity of residential uses to these types of establishments is a concern of this article. Where the distance criterion of 200 feet from residentially-zoned property is given in this article, it shall be measured from the property line of the site to the property line of the nearest residentially-zoned property. This article also establishes requirements for outdoor dining areas to support long-term economic viability of local establishments, promote vitality in the city's commercial areas, promote progress towards creating walkable communities by facilitating pedestrian-friendly and safe public spaces, and facilitate and incentivize enhanced city dining experiences.

(Ord. No. 97-11, § 2, 5-5-97; Ord. No. 2024-01, 1/16/2024)

§ 13-47. Permitted and conditionally permitted uses.

Establishments where food or beverages are served are subject to the review and approval procedures shown in Table 13-47 (a) and (b). In instances where more than one review procedure is applicable to an establishment, the more stringent procedure shall apply.

TABLE 13-47(a) PERMITTED AND CONDITIONALLY PERMITTED USES								
LOCATION AND OPERATIONAL CHARACTERISTICS	C1-S	C1	C2	CL	TC	PD	MG	MP
Establishments with 300 square feet or less of indoor public area. ³	P ^{1,2} or P	P	P	MC	P ¹ or P	P ¹ or P	P	P
Establishments with more than 300 square feet of indoor public area. ³	P ¹ or P	P	P	MC	P ¹ or P	P ¹ or P	MC	MC
EXCEPTIONS								
Located within 200 feet of a residential zone. (Subject to the requirements of section 13-49, Development Standards for section 13-49, Development Standards for Establishments Within 200 Feet of Residentially Zoned Property) ³	P ¹ or P	P	P	MC	P ¹ or P	P ¹ or P	P	P

TABLE 13-47(a)
PERMITTED AND CONDITIONALLY PERMITTED USES

LOCATION AND OPERATIONAL CHARACTERISTICS	C1-S	C1	C2	CL	TC	PD	MG	MP
Sale of alcoholic beverages for on-site consumption after 11:00 p.m. and/or provision of live entertainment or dancing located within 200 feet of a residential zone. ³	P ¹ or C	C	C	C	P ¹ or C	P ¹ or C	C	C
Sale of alcoholic beverages for on-site consumption after 11:00 p.m. and/or provision of live entertainment or dancing located not within 200 feet of a residential zone. ³	P ¹ or MC	MC	MC	MC	P ¹ or MC	P ¹ or MC	MC	MC
Drive-through operations. (Subject to the requirements of section 13-50, Development Standards for Drive-Through Operations) ³	P ¹ or MC	MC	MC	MC	P ¹ or MC	P ¹ or MC	MC	MC
Establishments with less than 300 square feet of indoor public area located in a multi-tenant center where 30% or more of the tenants are similar businesses, i.e., establishments with less than 300 square feet of indoor public area. ³	P ¹ or MC	MC	MC	MC	P ¹ or MC	P ¹ or MC	MC	MC
Establishments with a micro brewery ³	P ¹ or C	C	C	C	P ¹ or C	P ¹ or C	C	C
<u>Commercial Kitchens</u>						<u>P</u>	<u>P</u>	<u>P</u>

TABLE 13-47(a)
PERMITTED AND CONDITIONALLY PERMITTED USES

LOCATION AND OPERATIONAL CHARACTERISTICS	C1-S	C1	C2	CL	TC	PD	MG	MP
<u>Ghost Kitchen (Subject to the requirements of section 13-52, Development Standards for Ghost Kitchens)</u>		<u>MC</u>	<u>P</u>			<u>P</u>	<u>P</u>	<u>P</u>

Notes:

- ¹ Pursuant to an approved master plan which specifies these operational characteristics and/or location of the business.
- ² For the purposes of this table, the symbols shall have the following meaning:
P=Permitted; MC=Minor Conditional Use Permit; C=Conditional Use Permit.
- ³ Outdoor dining and seating areas may be considered as part of a proposed land use if allowed in the zoning district, and pursuant to the provisions, regulations and standards of this Article.

TABLE 13-47 (b) OUTDOOR DINING AREA PERMITTING PROCESS ¹	
LOCATION OF OUTDOOR AREAS AND OPERATIONAL CHARACTERISTICS	Approval Process
Courtyard Area	P ²
Setback Area - Expansion of up to 50% of indoor public area outdoors. ¹	P ²
Setback Area - Expansion of more than 50% of indoor public area outdoors. ¹	MC ²
Parking Area - Expansion of up to 50% of indoor public area outdoors and does not remove more than five parking spaces or 25% of existing, required parking, whichever is less. ¹	P ²
Parking Area - Expansion of more than 50% of indoor public area outdoors. ¹	MC ²
Parking Area - removal of more than five parking spaces, or removal of more than 25% of existing, required parking, whichever is less. ¹	MC ²

Notes:

¹ Temporary Use Permits for outdoor dining areas, including parklets within the public right-of-way, approved through Urgency Ordinance 2020-15 may continue to operate with staff approval; however, shall comply with applicable Building and Fire Code requirements, may not interfere with minimum required site access or circulation, and shall comply with the aesthetic development standards outlined in section 13-48 within six months from the time of ordinance adoption, with an allowed six-month extension of time. Outdoor dining areas approved under a temporary use permit shall also be subject to applicable fees. Any modifications to these outdoor dining areas shall be approved pursuant to this article.

For the purposes of this table, the symbols shall have the following meaning: P=Permitted; MC=Minor Conditional Use Permit.

²

(Ord. No. 97-11, § 2, 5-5-97; Ord. No. 2024-01, 1/16/2024)

Add the following new Section to Article 4, Establishments where Food or Beverages are Served:

§ 13-52. Operational standards for ghost kitchen operations.

Establishments with ghost kitchen operations shall comply with the following operational standards in addition to the development standards included in this Chapter, unless the standards are modified through the issuance of a minor conditional use permit.

- (a) The customer area shall be limited to pick-up lobby only, no dine-in seating is allowed.
- (b) Applicant shall provide a delivery/couriers management plan and shall submit it to the Planning Department for review and approval by the Community Development Director or their designee. The Plan shall include but not be limited to:
 - (1) Queuing. Queuing into drive aisles or public ROW is strictly prohibited. Should queuing be an issue the applicant/operators shall develop a solution that elevates the issue and shall be reviewed and approved by the Community Development Director or their designee.
 - (2) Loading Zone. Designated Pick-up/loading spaces shall be provided.
 - (3) Hours of operation.
 - (4) Operators. The plan shall identify the total number of operators and/or businesses in the facility.
- (c) Should parking issues arise the owner and/or operator shall work with the City to resolve the issues which may include but shall not be limited too runners to deliver meals to waiting drivers/customers, parking attendants, and valet services.
- (d) Establishments within 200 feet of residentially-zoned property shall also be subject to the development standards contained in section 13-49, Development standards for establishments within 200 feet of residentially-zoned property.

(Ord. No. 97-11, § 2, 5-5-97; Ord. No. 00-4, § 1, 2-22-00; Ord. No. 2024-01, 1/16/2024)

EXHIBIT E
Chapter VI Off-Street Parking Standards, Article 2
Non-Residential Districts

§ 13-88. Purpose.

The purpose of this article is to establish parking requirements for all nonresidential zones, nonresidential components of the planned development residential zones and to mixed-use developments in all zones.
(Ord. No. 97-11, § 2, 5-5-97)

§ 13-89. Parking required.

The minimum amount of off-street parking as established in Table 13-89 shall be provided at the time:

- (a) Any building and/or structure is constructed;
- (b) Any building or structure is enlarged or increased in capacity by adding gross floor area, gross leasable area or seats;
- (c) A specific use is proposed for a building site; or
- (d) An existing use is changed to one which requires additional parking.

At all times, with the exception of the provisions of section 13-98, Declaration of land use restriction, parking shall be provided according to the requirements of Table 13-89.

TABLE 13-89 NON-RESIDENTIAL PARKING STANDARDS	
USE	PARKING RATIO PER GROSS FLOOR AREA (except as noted otherwise)
Retail; offices; central administrative offices; individual counseling; group counseling; <u>artisan studio and retail commercial; small fitness studios;</u> establishments where food or beverages are served with a maximum of 300 square feet of public area ¹	4 spaces per 1,000 square feet with a minimum of 6 spaces ²
Office buildings exceeding 2 stories in height and 100,000 square feet in area	3 spaces per 1,000 square feet
Banks; savings and loans; credit unions	5 spaces per 1,000 square feet with a minimum of 6 spaces
Medical and dental offices; acupressure; massage; <u>personal services (non-group instruction/setting)</u>	6 spaces per 1,000 square feet with a minimum of 6 spaces
Furniture and appliance stores with floor area greater than 5,000 square feet	2 spaces per 1,000 square feet with a minimum of 20 spaces
Churches; theaters; mortuaries; auditoriums; services and fraternal clubs and lodges; amphitheaters <u>event center, event venue, banquet facilities, assembly halls, and E-Sports area,</u> and other similar places of assembly	Within the main auditorium or assembly area: 1 space for each 3 fixed seats or 1 space for every 35 square feet of seating area if there are no fixed seats. 18 lineal inches of bench shall be considered equal to 1 fixed seat.
Racquetball and tennis facilities	3 spaces per court plus parking required for incidental uses such as restaurants which shall be calculated as noted below

**TABLE 13-89
NON-RESIDENTIAL PARKING STANDARDS**

USE	PARKING RATIO PER GROSS FLOOR AREA (except as noted otherwise)
Establishments where food or beverages are served with more than 300 square feet of public area ^{1,4}	10 spaces per 1,000 square feet for the first 3,000 square feet, ² 12 spaces per 1,000 square feet for each additional 1,000 square feet above the first 3,000 square feet. ²
Health clubs; <u>fitness studios and physical fitness facilities</u> ; spas ; figure salons ; skating rinks; game arcades <u>active entertainment</u>	Parking requirement is 10 spaces per 1,000 square feet <u>(unless otherwise listed in this table)</u> . <u>Accessory food or beverage service parking requirements shall be:</u> <u>First 25% of gross leasable area for food and beverage service: 1 space per 1,000 square feet</u> <u>Remaining gross leasable area for food and beverage service: 5 spaces per 1,000 square feet</u> <u>Total parking requirement shall be the sum of all uses combined, but the provisions of section 13-89.5 may be applied.</u>
Bowling alleys	3 spaces per lane plus parking required for incidental uses such as restaurants which shall be calculated as noted under "Establishments where food or beverages are served"
Trade schools; business colleges; dancing and music academies	10 spaces per 1,000 square feet
Motels	1 space for each rentable unit without cooking facilities. Each rentable unit with cooking facilities shall be governed by residential parking standards
Hotels	1 space for each 2 rentable units plus 10 spaces per 1,000 square feet for the first 3,000 square feet, and 20 spaces per 1,000 square feet for each additional 1,000 square feet above the first 3,000 square feet for restaurant, banquet, meeting room and kitchen spaces
Establishments with live entertainment; i.e., go-go dancers, topless dancers, bikini dancers	1 parking space for each person for the first 100 persons as authorized by capacity signs posted by the fire department; 1 parking space for each 2 persons for every 101 to 300 persons as authorized by capacity signs posted; 1 parking space for each 3 persons for every 301 plus persons as authorized by capacity signs posted by the fire department.
<u>Personal Service Group Instruction/Setting; Studios,</u>	<u>Parking requirement is 10 spaces per 1,000 square feet</u>
<u>Commercial Kitchens</u>	<u>3 spaces per 1,000 square feet of gross leasable area</u>
<u>Ghost Kitchens</u>	<u>6 spaces per 1,000 square feet of gross leasable area</u>
Shopping centers with a minimum of 600,000 square feet of contiguous gross leasable area:	
Main structure or group of abutting structures	

**TABLE 13-89
NON-RESIDENTIAL PARKING STANDARDS**

USE	PARKING RATIO PER GROSS FLOOR AREA (except as noted otherwise)
Retail	5 spaces per 1,000 square feet of gross leasable area
Establishments where food or beverages are served occupying 5% or less of the total contiguous gross leasable area	1 space per 1,000 square feet of gross leasable area
Establishments where food or beverages or served in excess of 5% of the total contiguous gross leasable area	5 spaces per 1,000 square feet of gross leasable area
Office Space occupying 10% or less of the total contiguous gross leasable area	None
Office Space in excess of 10% of the total contiguous gross leasable area	4 spaces per 1,000 square feet of gross leasable area with a minimum of 6 spaces
Theaters (cumulative)	
750 seats and less	5 spaces per 1,000 square feet of gross leasable area
More than 750 seats	5 spaces per 1,000 square feet of gross leasable area plus 3 spaces for each additional 100 seats
Uses within freestanding structures	
Establishments where food or beverages are served	10 spaces per 1,000 square feet of gross leasable area

**TABLE 13-89
NON-RESIDENTIAL PARKING STANDARDS**

USE	PARKING RATIO PER GROSS FLOOR AREA (except as noted otherwise)
All others	Pursuant to this table
Mixed use developments	When there are mixed uses within a single development which share the same parking facilities, the total requirement for parking should be determined as outlined in "City of Costa Mesa Procedure for Determining Shared Parking Requirements" which are included herein by this reference and which may be amended from time to time by resolution of the city council. A greater reduction in parking than would be allowed under this procedure may be approved by minor conditional use permit where it can be demonstrated that less parking is needed due to the hours of operation or other unusual features of the users involved. For mixed-use developments located in the mixed-use overlay zone, refer to the applicable urban plan for parking rates.
Industrial	3 parking spaces shall be provided per 1,000 square feet of gross floor area for the first 25,000 square feet of building; 2 parking spaces shall be provided per 1,000 square feet of gross floor area between 25,000 and 50,000 square feet of building; and one and one-half parking spaces shall be provided per 1,000 square feet of gross floor area over 50,001 square feet of building.
Garden centers; plant nurseries	4 spaces per 1,000 square feet of gross floor area; and 2 spaces per 1,000 square feet of outdoor display area.
Smoking lounges	17 spaces per 1,000 square feet

Notes:

- 1 Establishments limited to seating for 12 or fewer persons prior to June 4, 1997, shall remain at that seating limit unless additional parking is provided pursuant to this Zoning Code.
- 2 The outdoor patio seating area(s) shall not be included in the floor area calculations for purposes of determining the required parking.
- 3 The final review authority may apply a maximum credit of one parking space due to the provision of bicycle racks. This credit shall only apply to the overall parking supply and not to multiple uses.
When the approval of a use permit is required, the final review authority may require additional parking spaces at a ratio not to exceed 30 spaces per 1,000 square feet of floor area of the entire building. Factors that may warrant additional parking include, but are not limited to, the provision of entertainment and/or dancing, or substantial ratio of floor area devoted to bar as compared to restaurant use. The maximum parking rate shall be applicable to uses that have substantially maximized the building's occupancy due to design and provision of concentrated uses.
- 4 When the approval of a use permit is required, the final review authority may require additional parking spaces at a ratio not to exceed 30 spaces per 1,000 square feet of floor area of the entire building. Factors that may warrant additional parking include, but are not limited to, the provision of entertainment and/or dancing, or substantial ratio of floor area devoted to bar as compared to restaurant use. The maximum parking rate shall be applicable to uses that have substantially maximized the building's occupancy due to design and provision of concentrated uses.

- 5 The square footage of electrical and mechanical equipment and the surrounding three feet for clearance shall be excluded from the calculation of gross floor area for the purpose of determining parking requirements

(Ord. No. 97-11, § 2, 5-5-97; Ord. No. 98-5, § 16, 3-2-98; Ord. No. 02-4, § 1j, 3-18-02; Ord. No. 06-9, § 1g., 4-18-06; Ord. No. 12-4, § 1, 5-15-12; Ord. No. 15-10, § 2C, 9-15-15; Ord. No. 21-20, § 1, 12-7-21; Ord. No. 2024-01, 1/16/2024; Ord. 2025-07, 10/21/2025)

§ 13-89.5. Reduction in parking requirements.

Where it can be shown that the required parking for a nonresidential land use will substantially exceed the demand of the actual use, the zoning administrator may, by minor conditional use permit, allow a reduction in the amount of required parking. The zoning administrator may place the following conditions on the approval of the minor conditional use permit:

- (a) Allow such excess parking to be provided as landscaping, plazas, courtyards, or similar open space feature.
- (b) Require recordation of a land use restriction that restricts the future use of the property to ensure adequate parking availability.

(Ord. No. 99-15, § 2, 11-16-99)

§ 13-90. Parking for uses not specified.

The parking requirements for the uses not specified in Table 13-89 shall be determined by the planning division. The determination shall be based upon the requirements for the most comparable use specified in this chapter or other appropriate sources including but not limited to a parking study.

(Ord. No. 97-11, § 2, 5-5-97)

§ 13-91. General development standards.

General development standards for parking areas applicable to the nonresidential zones are contained in Article 3, Development Standards, of this chapter.

(Ord. No. 97-11, § 2, 5-5-97)

EXHIBIT F

CHAPTER VI, OFF-STREET PARKING STANDARDS

Article 3 Development Standards

Add the following Section to Article 3:

13-100.10 Electric Vehicle Charging Stations

(a) Purpose.

The purpose of this chapter is to comply with Government Code Section 65850.7 and to promote and encourage the use of electric charging stations while promoting public health and safety and preventing specific adverse impacts in the installation and use of such charging stations.

(b) Regulations.

- (1) Accessory Use. An electric vehicle charging station (EVCS) for public or private use shall be permitted as an accessory use within any existing legal single-family or multiple-family residential garage or carport, or within any existing legal commercial parking space in a parking lot or in a parking garage, subject to the development standards listed in subsection (c) below.
- (2) Primary Use. An electric vehicle charging station (EVCS) as a primary use shall be permitted in non-residential and mixed use zones, pursuant to the Mesa Land Use Matric Chapter IV, Table 13-30 and shall comply with all standards applicable to the underlying zone and the development standards listed in subsection (c) below.

(b) Development Standards:

All EVCS shall:

- (1) Be protected as necessary to prevent damage by automobiles;
- (2) Be designed to minimize potential damage by vandalism and to be safe for use in inclement weather;
- (3) Include complete instructions and appropriate warnings concerning the use of the EVCS, which shall be posted on a sign in a prominent location on or near each station for use by the operator;

- (4) Be maintained in good working order. Damaged or broken EV chargers or related infrastructure shall be repaired within 48 hours;
- (5) Be located in a manner which will be easily seen by the public for informational and security purposes, when available for public use;
- (6) Be located so as not to obstruct required parking areas, drive aisles, pedestrian walkways, accessible paths of travel, emergency access, or required visibility areas; and
- (7) Comply with all applicable building, electrical, fire, accessibility, parking, circulation, and zoning requirements.

EXHIBIT G

Chapter IX Special Land Use Regulations

The following new Articles are added to Chapter IX, Special land Use Regulations:

Article 24 – Group Instruction/Setting including Studio and Fitness Uses.

13-200.210 Purpose: The purpose of Article is to establish operational and development standards for uses with group instruction, group setting for Studios and Fitness uses to ensure compatibility with surrounding commercial uses.

13-200.211 Permits required. The required permit is identified in Chapter IV, Table 13-30, City of Costa Mesa Land Use Matrix.

13-200.212 Operational and Development Standards.

- (a) Parking. Parking requirements shall be provided pursuant to Chapter VI, Off-Street Parking Standards, Article 2, Non-Residential Districts, Table 13-89, Non-Residential Parking Standards.
- (b) Indoor Operations. All activities shall occur entirely within an enclosed building. Outdoor activities shall require approval of a Minor Conditional Use Permit per Chapter V, Development Standards, Article 3, Commercial Districts, Section 13-44 of this title.
- (c) Small Fitness Studios shall be less than 2,500 square feet in gross floor area.
- (d) Fitness Studios shall be less than 15,000 square feet in gross floor area. Facilities larger than 15,000 square feet of gross floor area are classified as Physical Fitness Facilities.
- (e) Noise. Whenever amplified music, instruction, or sound is utilized, all exterior doors and windows shall remain closed.
- (f) A minimum of 15 minutes shall be provided between each group instruction or class.

Article 25 – Event Centers.

13-200.215 Purpose and Intent. The purpose of this Article is to establish operational and development standards for Event Centers and similar assembly uses, including banquet facilities, assembly halls, conference facilities, and arenas, in order to ensure compatibility with surrounding uses.

13-200.216 Permits required. The required permit is identified in Chapter IV, Table 13-30, City of Costa Mesa Land Use Matrix.

13-200.217 Operational and Development Standards.

- (a) Parking. Parking requirements shall be provided pursuant to Chapter VI, Off-Street Parking Standards, Article 2, Non-Residential Districts, Table 13-89, Non-Residential Parking Standards.
- (b) Occupancy. Occupancy shall not exceed the maximum occupant load approved by the Building Official and Fire Authority, or any occupancy limitation imposed through a planning entitlement.
- (c) Noise. Amplified music, outdoor speakers, and public address systems shall comply with the City's Noise Ordinance. Outdoor amplified sound shall cease by 11:00 p.m., unless otherwise authorized through a Conditional Use Permit. A Noise study may be required to evaluate impacts on adjacent properties.
- (d) Operation Plan. Operator shall provide a detailed Operations Plan as part of the application package which shall include, at a minimum, the following:
 - 1. Description of Operations. A description of the proposed use, including the types of events to be conducted, maximum occupancy, seating capacity, frequency of events, and anticipated hours of operation.
 - 2. Site Management. Identification of on-site management personnel responsible for facility operations during events, including contact information for an on-site manager or responsible party.
 - 3. Parking and Circulation. A description of parking management practices, valet operations (if applicable), rideshare pick-up and drop-off locations, employee parking locations, loading and unloading activities, and measures to prevent vehicle congestion on adjacent streets.
 - 4. Noise Management. Identification of any amplified sound, entertainment, public address systems, or outdoor activities and measures to ensure compliance with the City's Noise Ordinance.
 - 5. Security and Crowd Management. Procedures for crowd control including procedures for event dismissal and dispersal of attendees, event monitoring, security staffing, and coordination with public safety agencies, as appropriate.
 - 6. Alcohol Service. A description of alcohol management practices, type of Alcohol Beverage Control license, including proof of compliance with all applicable Alcoholic Beverage Control regulations.

7. Loading and Deliveries. A description of delivery schedules, vendor access, equipment loading and unloading activities, and designated service areas.
8. Trash and Maintenance. Procedures for refuse collection, litter control, site maintenance, and post-event cleanup.
9. Modification of Operations. The Director may require modifications to an approved Operations Plan when necessary to address documented operational impacts, ensure compliance with conditions of approval, or maintain compatibility with surrounding properties.

(e) Excluded Uses. Event Centers do not include:

1. Restaurants, bars, or nightclubs where food and beverage service is the primary use, and
 - i. Private events do not occur regularly and are accessory and subordinate to the permitted restaurants, bars, or nightclub use; and
 - ii. The tenant space does not have space dedicated for private events.
2. Indoor commercial fitness or sports training facilities;
3. Churches or other places of religious assembly regulated under Article 4.5 (Development Standards for Churches and Other Places of Religious Assembly);
4. Civic and Community clubs or other private social clubs regulated elsewhere in this Title;
5. E-sports gaming lounges and participant-oriented electronic gaming facilities regulated as Active Entertainment uses; or
6. Schools or educational institutions.

Article 26 – Active Entertainment and Amusement Center

13.200.220 Purpose and Intent. The purpose of the Article is to establish operational and development standards for Active Entertainment and Amusement Center uses and to ensure compatibility with surrounding properties.

13-200.221 Permits required. The required permit is identified in Chapter IV, Table 13-30, City of Costa Mesa Land Use Matrix.

13-200.222 Operational and Development Standards.

- (a) Indoor Operations. Active Entertainment and Amusement Center uses shall be conducted entirely within an enclosed building and shall be limited to a maximum gross square footage of 15,000 sf. Uses larger than 15,000 gross square feet are classified as Amusement Centers. For uses that proposes outdoor uses (uses not underroof) a Minor Conditional Use Permit is required per Chapter V, Development Standards, Article 3, Commercial Districts, Section 13-44 of this title.
- (b) Parking. Parking requirements shall be provided pursuant to Chapter VI, Off-Street Parking Standards, Article 2, Non-Residential Districts, Table 13-89, Non-Residential Parking Standards.
- (c) Noise. All activities, including amplified sound, public address systems, gaming equipment, and entertainment devices, shall comply with the City's Noise Ordinance. Sound generated by the use shall not create a nuisance on adjacent properties. Should an issue arise from noise the operator shall work with the City and implement best practice to eliminate the issue.
- (d) Occupancy. The use shall not exceed the maximum occupant load established by the Building Official and Fire Authority.
- (e) Food and Beverage. Accessory food and beverage service may be permitted, subject to Chapter V, Article 4 (Establishments Where Food or Beverages Are Served).
- (f) Queuing and Circulation. The use shall be designed and operated so that customer queues, waiting areas, and patron gatherings do not obstruct pedestrian walkways, building entrances, drive aisles, parking spaces, or required accessible routes.
- (g) Excluded Uses. Active Entertainment and Amusement Center uses shall not include spectator-oriented assembly uses, event centers, concert venues, e-sports arenas, or other assembly uses where viewing or attendance is the primary activity. Such uses shall be regulated as Event Centers and Assembly Uses.

Article 27 – Artisan Studio

13.200.225 Purpose and Intent. The purpose of this Article is to establish development and operational standards for Artisan Studio retail uses that also support onsite opportunities for small-scale creative production, fabrication, repair, while ensuring compatibility with surrounding commercial uses and distinguishing Artisan Studio uses from manufacturing and industrial operations.

13-200.226 Permits required. The required permit is identified in Chapter IV, Table 13-30, City of Costa Mesa Land Use Matrix.

13-200.227 Operational and Development Standards.

- (a) Indoor Operations. All production, fabrication, assembly, repair, and retail

activities shall occur entirely within an enclosed building. For studios that propose outdoor uses (uses not underroof) a Minor Conditional Use Permit is required per Chapter V, Development Standards, Article 3, Commercial Districts, Section 13-44 of this title.

- (b) Parking. Parking requirements shall be provided pursuant to Chapter VI, Off-Street Parking Standards, Article 2, Non-Residential Districts, Table 13-89, Non-Residential Parking Standards
- (c) Customer-Oriented Component. The use shall maintain a customer-facing component, which may include retail sales, display areas, demonstrations, workshops, classes, or other public interaction associated with the artisan production activities.
- (d) Classes, Workshops, or Group Instruction. For uses that propose classes, workshops, or group instruction the following shall apply:
 - 1. Parking requirements shall be provided per Table 13-89, Non-Residential Parking Standards.
 - 2. Whenever amplified music or sound is played, all exterior doors and windows shall remain closed.
 - 3. A minimum of 15 minutes shall be provided between each class, workshop or group instruction.
- (e) Production Scale. The use shall be limited to small-scale production activities involving handcrafted, custom, artistic, specialty, or limited-production goods that are sold onsite. Uses involving assembly-line production, mass manufacturing, bulk processing, or large-scale industrial operations are prohibited.
- (f) Permitted Equipment. Equipment and machinery customarily associated with artisan production, fabrication, repair, design, and creative activities may be utilized provided such equipment complies with all applicable building, fire, and noise regulations.
- (g) Compatibility with Commercial Areas. Operations shall not create noise, vibration, dust, smoke, glare, fumes, odors, electrical interference, hazardous conditions, or other impacts beyond the property boundaries.
- (h) Screening. All exterior mechanical equipment, and/or roof mounted equipment, shall be screened from view from public right-of-way and adjacent properties.
- (i) Materials and Storage. All materials, supplies, products, and equipment shall be stored within an enclosed building. Outdoor storage of raw materials, products, equipment, or waste materials is prohibited. The use shall not involve the storage or use of hazardous materials in quantities exceeding those

permitted by the California Fire Code or other applicable regulations.

- (j) Food Production. Food preparation, food manufacturing, ghost kitchens, commercial kitchens, catering kitchens, or other food-related production uses shall not be considered Artisan Studio and shall be regulated separately.



**REGULAR PLANNING COMMISSION
MONDAY, APRIL 13, 2026 - MINUTES**

CALL TO ORDER - The Regular Planning Commission Meeting was called to order by Chair Harlan at 6:02 p.m.

PLEDGE OF ALLEGIANCE TO THE FLAG - Commissioner Dickson led the Pledge of Allegiance.

ROLL CALL

Present: Chair Jeffrey Harlan, Vice Chair Jon Zich, Commissioner Angely Andrade, Commissioner Robert Dickson, Commissioner David Martinez (remotely), Commissioner Johnny Rojas

Absent: Commissioner Karen Klepack

ANNOUNCEMENTS AND PRESENTATIONS:

1. PRESENTATION REGARDING THE 2025 GENERAL PLAN ANNUAL PROGRESS REPORT

Presentation by Principal Planner, Melinda Dacey.

Chair Harlan and Mrs. Dacey discussed at what stage of the building process does the City receive RHNA credit.

Public comments: None.

PUBLIC COMMENTS - MATTERS NOT LISTED ON THE AGENDA: None.

PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS:

Commissioner Martinez mentioned his attendance at the City's Cruise the Loop. He announced two upcoming events including the April 18 Arbor Day event and the April 18 Earth Day event at City Hall. He mentioned when comments are due for the Fairview Developmental Center Specific Plan. He asked for an update on when the City's ADU blueprints would be provided and on City Council's final decision previously recommended housing element rezoning item.

Chair Harlan thanked City staff, especially Public Works staff and Rob Ryan, for managing the project for the reopening of Brentwood Park on April 3.

CONSENT CALENDAR:

1. MARCH 9, 2026, UNOFFICIAL MEETING MINUTES

MOVED/SECOND: DICKSON/ ZICH

MOTION: Move approval.

The motion carried by the following roll call vote:

Ayes: Chair Harlan, Vice Chair Zich, Commissioner Andrade, Commissioner Dickson, Commissioner Martinez, Commissioner Rojas

Nays: None

Absent: Commissioner Klepack

Recused: None

Motion carried: 6-0

ACTION:

Planning Commission approved consent calendar items.

-----**END OF CONSENT CALENDAR**-----

PUBLIC HEARINGS:

1. CALL TO REVIEW (PAPL-25-0004) ZONING ADMINISTRATOR APPROVAL OF A MINOR CONDITIONAL USE PERMIT (PMCP-24-0029) FOR A NEW WIRELESS COMMUNICATION FACILITY AT 2065 PLACENTIA AVENUE

Two ex-parte communication reported.

Presentation by Associate Planner, Justin Arios.

John McDonald, applicant, stated he read and agreed to the conditions of approval.

Public comments:

Public Speaker No. 1 spoke in support of the item.

Motion Discussion:

Commissioner Dickson commented on the responsiveness of the applicant to complaints and the aesthetics of the application.

MOVED/SECOND: ZICH/DICKSON

MOTION: Move staff's recommendation with a correction on condition of approval No. 8 mono eucalyptus instead of mono pine.

The motion carried by the following roll call vote:

Ayes: Chair Harlan, Vice Chair Zich, Commissioner Andrade, Commissioner Dickson, Commissioner Martinez, Commissioner Rojas

Nays: None

Absent: Commissioner Klepack

Recused: None

Motion carried: 6-0

ACTION:

The Planning Commission adopted a resolution to:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15303 (Class 3) New Construction or Conversion of Small Structures; and
2. Approve Minor Conditional Use Permit (PMCP-24-0029) for a new wireless communication facility at 2065 Placentia Avenue by adopting the attached Resolution.

Condition of Approval No. 8 to read: All antennas shall be mounted as shown on the plans with appropriate screening to minimize visual impacts to surrounding properties and uses. Antennas shall be painted to match the foliage of the mono-eucalyptus. Supports shall be painted to match branches.

2. CONDITIONAL USE PERMIT (PCUP-25-0023) TO MODIFY THE EXISTING OFF-SALE STATE ALCOHOLIC BEVERAGE CONTROL (ABC) LICENSE FROM TYPE 20 (BEER AND WINE) TO TYPE 21 (GENERAL) FOR AN EXISTING CONVENIENCE STORE (7-ELEVEN) AT 675 PAULARINO AVENUE, UNIT 1

No ex-parte communication reported.

Presentation by Associate Planner, Justin Arios.

Bruce Evans, applicant, stated he read and agreed to the conditions of approval.

Public comments: None.

Motion Discussion:

Commissioner Dickson commented on the facility being well maintained and spoke in support of the motion.

MOVED/SECOND: DICKSON/ZICH

MOTION: Move staff's recommendation.

The motion carried by the following roll call vote:

Ayes: Chair Harlan, Vice Chair Zich, Commissioner Andrade, Commissioner Dickson, Commissioner Martinez, Commissioner Rojas

Nays: None

Absent: Commissioner Klepack

Recused: None

Motion carried: 6-0

ACTION:

The Planning Commission adopted a resolution to:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Existing Facilities); and
2. Approve Conditional Use Permit 25-0023 based on findings of fact and subject to conditions of approval.

OLD BUSINESS: None.

NEW BUSINESS:

1. OVERVIEW OF PROPOSED AMENDMENTS TO THE COSTA MESA MUNICIPAL CODE (TITLE 13 - ZONING CODE) TO UPDATE LAND USE CLASSIFICATIONS FOR PERSONAL SERVICES, ARTISAN STUDIO AND RETAIL USES, ACTIVE ENTERTAINMENT USES, EVENT CENTERS AND ASSEMBLY USES, SPECIALIZED FITNESS STUDIOS, AND RELATED COMMERCIAL USES - PCTY-26-0001

Presentation by Contract Planner, Amber Gregg.

Public comments: None.

Motion Discussion:

Commissioners expressed support for the proposed amendments and spoke in support of staff's work on the item.

MOVED/SECOND: DICKSON/ADRADE

MOTION: Move to receive and file.

The motion carried by the following roll call vote:

Ayes: Chair Harlan, Vice Chair Zich, Commissioner Andrade, Commissioner Dickson, Commissioner Martinez, Commissioner Rojas

Nays: None

Absent: Commissioner Klepack

Recused: None

Motion carried: 6-0

ACTION: Received and filed a presentation regarding proposed updates to the Costa Mesa Zoning Code related to emerging commercial uses and zoning implementation issues.

DEPARTMENTAL REPORTS:

1. PUBLIC WORKS REPORT - None.

2. DEVELOPMENT SERVICES REPORT - Director Tai reported that the Housing Element-related rezoning amendments were adopted at the April 7 City Council meeting. She also noted that the City Council approved two modifications to the Housing Element sites: the removal of the minimum parking requirement and increased flexibility for open space. City staff will submit the Housing Element and the associated zoning amendments to the state and request certification. The Stephouse Recovery group home application and the Annual Action Plan for Community Development Block Grant funds will be presented at the May 5 City Council meeting. Lastly, Director Tai thanked Brenda Green and Julie Colgan for their assistance with the meeting.

CITY ATTORNEY REPORT:

1. CITY ATTORNEY REPORT - None.

ADJOURNMENT AT 8:19 p.m.

Submitted by:



CARRIE TAI, SECRETARY
COSTA MESA PLANNING COMMISSION

**EXCERPT OF DRAFT MINUTES FROM THE JUNE 22, 2026
REGULAR PLANNING COMMISSION MEETING
PUBLIC HEARING ITEM NO. 3**

3. PROPOSED AMENDMENTS TO TITLE 13 (PLANNING, ZONING AND DEVELOPMENT) OF THE COSTA MESA MUNICIPAL 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- PCTY-26-0001

Presentation by Planning Manager, Martina Caron.

Commissioners requested clarification regarding:

- Proposed exclusions from floor area ratio calculations, including storage areas and equipment rooms.
- The definition of pet services and how they differ from veterinary services and kenneling.
- How unique businesses, such as cat cafés, would be classified under the revised code.
- Classification of golf simulator businesses.
- Parking standards for small fitness studios compared to larger fitness facilities.

Staff explained the intent of the proposed classifications, clarified differences between various business types, and indicated that processing requirements had changes, but the parking standards for small fitness studios remained unchanged from current regulations despite differences in operational intensity.

Public comments:

Daniel Pietenpol, a downtown Costa Mesa commercial property owner, expressed strong support for the proposed code amendments, stating they would simplify approvals for modern businesses and encourage economic development. He commended staff's efforts but urged the Commission to further reduce parking requirements for small fitness studios, noting Costa Mesa's standards are significantly higher than neighboring cities and may discourage prospective tenants.

Speaker two expressed concerns that the Commission had not reviewed zoning code updates frequently enough and stated that outdated regulations have negatively affected business development. He commented on the City's handling

of electric vehicle charging regulations, parking requirements, and zoning interpretations, encouraging the Commission to conduct more regular reviews of the zoning ordinance and provide stronger policy direction.

Motion Discussion:

Commissioners expressed appreciation for staff's efforts to modernize the zoning code and generally supported the proposed direction.

Discussion focused primarily on two issues:

- Small Fitness Studios: Commissioners agreed that additional refinement of the parking requirements and size thresholds should be explored to better distinguish small studios from larger fitness facilities and ensure parking standards reflect actual operational characteristics.
- Floor Area Ratio (FAR): Commissioners expressed concerns regarding the proposed exclusion of certain storage areas from FAR calculations and requested staff review industry definitions and further clarify what spaces should be excluded.

Several Commissioners stated that the proposal represented a strong foundation but believed these issues should be addressed before forwarding a recommendation to the City Council.

Director Tai noted that the amendments were the result of approximately 18 months of work with the business community and suggested the Commission consider forwarding portions of the package that had broad support while staff continued refining the remaining items. Commissioners ultimately preferred to review the complete package after the identified revisions were made. Commission and staff discussed including in the motion to reopen the public hearing and continued to July 13 meeting. Vice Chair Zich and Commissioner Dickson agreed to include that in their motion.

MOVED/SECOND: ZICH/DICKSON

MOTION: Reopen the public hearing and continue the item to July 13, 2026 to allow staff to revise the proposed parking standards for small fitness studios and the floor area ratio (FAR) definition before returning the item to the Planning Commission.

The motion carried by the following roll call vote:

Ayes: Chair Harlan, Vice Chair Zich, Commissioner Andrade, Commissioner Dickson, Commissioner Klepack, Commissioner Rojas

Nays: Commissioner Andrade

Absent: Commissioner Martinez

Recused: None

Motion carried: 5-1

ACTION: Planning Commission reopened the public hearing and continued the item to the July 13, 2026 meeting to allow staff to come back with revisions to the proposed parking standards for small fitness studios and the floor area ratio (FAR) definition.

DRAFT