



Updates To The Costa Mesa Zoning Code
Economic Development Targeted Land Uses & Regulations
PCTY-26-0001

City Council Meeting
August 4, 2026



Introduction

- The Zoning Code plays an important role supporting economic development.
- Largely unchanged since 1997; commercial uses have evolved significantly.
- Purpose of the Amendments - Start to Modernize the Zoning Code to:
 - Support evolving business models
 - Improve regulatory clarity
 - Reduce reliance on "similar use" determinations
 - Facilitate reinvestment and adaptive reuse
 - Clarify development standards

Background

- Limited Scope - Top 10 Economic Development Amendments + FAR
 - Most common entitlement applications and reasons why
 - Outdated or unclear regulations
 - Researched emerging commercial trends
 - Outreach and feedback from business owners

Planning Commission Review

- April 13th, Study Session;
- June 22 and July 13, 2026, Public Hearing
 - Gross Floor Area
 - Fitness Facilities
 - Public Comments- one suggested modification, three in support

Summary of Proposed Updates

- The code updates will impact the following business types:
 1. Personal Services
 2. Artisan Studio
 3. Active Entertainment
 4. Event Centers & Assembly Uses
 5. Fitness Studios
 6. Food Halls & Ghost Kitchens
 7. Electric Vehicle Charging
 8. Sports Clubs
 9. Commercial Kitchens
- Modifies: Height Deviations and Floor Area Ratio Definition
- Parking requirements also modified and reduced where feasible:
 - Eliminated parking minimums
 - Updated to ITE Standards

Existing Code vs. Proposed Changes

TOPIC	Current Process	Proposed Process
1. Personal Services	CUP* if not expressly called out	Permitted by right
2. Artisan Studio	CUP if not expressly called out	Permitted by right
3. Active Entertainment	CUP if not expressly called out	Permitted by right; MCUP* Industrial Zones; and CUP >15,000 sf
4. Event Centers and Assembly Uses	CUP	CUP Clarifies Standard
5. Fitness Studios (small & mid-size)	CUP if not expressly called out	Permitted by right
6. (a) Food Halls	Limited Definition	Clarifies Standard
6. (b) Ghost Kitchens	CUP if not expressly called out	Ghost Kitchen Permitted or MCUP*
7. Electric Vehicle Charging	Silent	Permitted by right
8. Sports Clubs	CUP	Clarifies Standard
9. Commercial Kitchens	CUP if not expressly called out	Permitted by right in Industrial Zones
10. Height Deviation	Variance	Up to 12 ft or 40% increase with MCUP
11. Floor Area Ratio Definition	Limited Definition	Clarifies Standard



Recommendation

Staff recommends the City Council:

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. Introduce for first reading, by title only, an Ordinance approving amendments to Title 13 (Planning, Zoning and Development) of the Costa Mesa Municipal Code to update land use classifications for various non-residential uses including but not limited to, personal services, artisan studio, active entertainment uses, event centers and assembly uses, fitness uses, and other non-residential uses and standards.

PARKS & COMMUNITY SERVICES COMMISSION (PACS) Year in Review & Looking Ahead



Chair: Kelly Anne
Brown, PhD

Vice Chair: Shayanne
Wright

Commissioners: Elizabeth Dorn Parker • Jason Komala •
Brandice Leger • Jake Husen • Cristian Garcia-Arcos

2025/26
Year in Review

Building Better Processes



Our Focus This Year

- Create more meaningful opportunities for Commissioners to contribute to policy and decision-making.
- Improve Commissioner education so recommendations are informed, thoughtful, and data-driven.
- Shift discussions earlier in the process—especially around Capital Improvement Projects (CIP)—to maximize our impact.

✓ Strengthening the Commission

Convened PACS' first subcommittee to develop the Values Assessment Framework; Unanimously adopted the PACS Values Assessment to guide future recommendations.

✓ Key Initiatives

Piloted an improved CIP review and budget education process; Provided recommendations on Senior Transportation, Parks Assessment, Tree Canopy Assessment, and more.

✓ Key Themes

Community Engagement • Commissioner Education • Meaningful Participation

What We Have Accomplished

Provided recommendations on major community initiatives including:

- Senior Transportation
- Parks Assessment
- Tree Canopy Assessment
- Fairview Developmental Center
- Harper Park
- Brentwood Park
- Skate Park Expansion Project
- Fairview Park Master Plan Draft

Programming Priorities

Community Gardens

- Established a PACS subcommittee
- Conduct community focus groups
- Benchmark successful programs
- Evaluate financial sustainability
- Develop long-term recommendations



Capital Improvement

- Begin CIP discussions earlier
- Improve Commissioner preparedness before budget season



Budget & Administration

Recommended Areas of Focus

- Earlier annual CIP review
- Review park-related ordinances
- Evaluate opportunities for a second dog park
- Review memorial donation and tree removal policies
- Review recreation fees and cost recovery
- Evaluating community gardens program with attention to expansion

Data-Driven Decisions



Our goal is to better connect the City's planning efforts.

Making the most of our Plans:

- Parks Assessment
- Tree Canopy Assessment
- Pedestrian Master Plan
- Climate Action & Adaptation Plan
- Open Space Master Plan DRAFT

Long-Term Investment

- Understand how major City plans work together
- Use data to support long-term investment decisions

Looking Ahead



Commissioner Education

- Continue building Commissioner knowledge through:
- Joint Use Agreement with NMUSD
- Review of BrightView & Priority LLC maintenance responsibilities
- Six-month review of Senior Transportation program
- Professional development and educational opportunities for Commissioners

Events

- Picnic Day at Lion's Park
- Concerts in the Park
 - Consider a change of location if possible
- Emphasis on quality of community outreach at events



Our Vision

"To serve as an informed, engaged, and forward-thinking advisory body that enhances Costa Mesa's parks, recreation programs, and community spaces through thoughtful planning, public engagement, and data-driven recommendations."

Grounded in the Commission's purpose as established by City ordinance:

- Advise the City Council on parks and recreation matters
- Promote high-quality recreational opportunities
- Support stewardship of community assets
- Foster public participation in shaping Costa Mesa's future

Parks and Community Services Commission

Thank You!



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2025/26

Year in Review

Award of the On-Call Sidewalk Repair Project

City Council Meeting
August 4, 2026



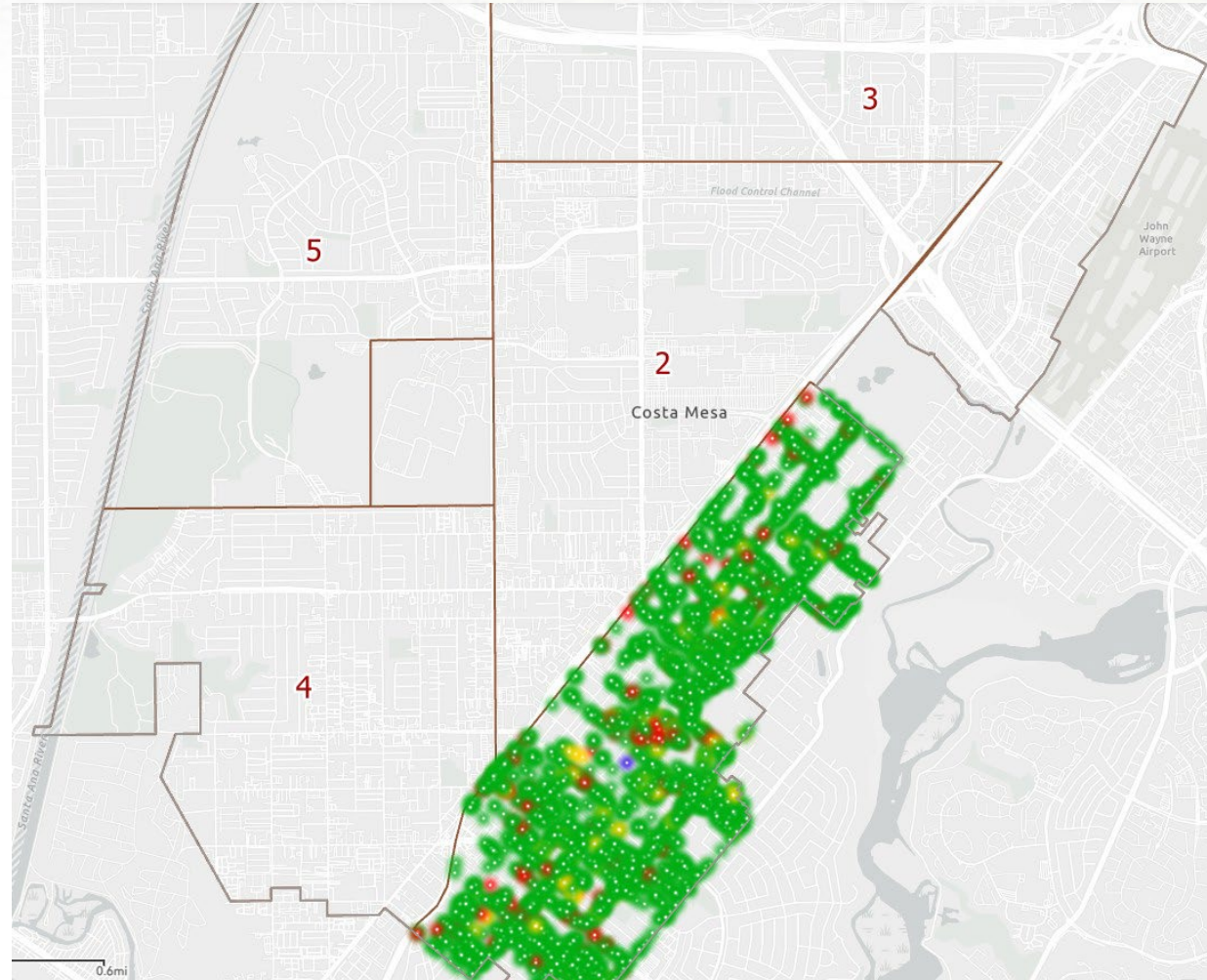
Background

- Public Works has initiated a program to assess sidewalks throughout the City for deficiencies.
- Remedies for repair include grinding and also reconstruction depending on the scope and scale of the assessed damage.
- The “On-Call” Sidewalk Repair Project consists of sidewalk repairs at various locations throughout the City on a priority basis.
- The scope of the work addresses repair and reconstruction of damaged and deficient sidewalks, curbs and gutters, driveway approaches, spandrels, cross-gutters, etc.
- Moreover, Americans with Disabilities Act (ADA) accessibility ramps are constructed and upgraded as deemed necessary.



Sidewalk Assessment (GIS Map)

- City map is divided into five (5) zones.
- Currently, Zone 1 (Eastside Neighborhood) has been assessed for areas of repair.
- The Sidewalk Assessment has identified several areas for sidewalk repairs.
- Zone 2 is currently underway and the remaining zones will be forthcoming.



LEGEND:

-  - Less than 1" uplift (grinding)
-  - Greater than 1" uplift (grind or replacement)
-  - Damaged sidewalk (replacement)

Project Implementation

- Removal of existing, deteriorating concrete areas.
- Compaction of subgrade to prevent settlement and subsidence.
- Installation of root barriers, as needed.
- Construction of new concrete sidewalks, driveways, curbs and gutters, cross-gutters, and curb ramps.
- Current area of focus for sidewalk repair is Zone 1.



Sidewalks to be Reconstructed . . .



Monte Vista Avenue



Virginia Place



Sidewalks to be Reconstructed . . .



Westminster Avenue



Sierks Street

Project Construction Procurement

- Bid Opening: May 6, 2026
- *Contractor: *S&H Civilworks, Inc.*
- S&H Civilworks has successfully completed concrete infrastructure projects in the City of Costa Mesa.
- Contract Amount: \$237,600
- Financed through:
 - Gas Tax Fund (201)
 - Measure M2 Fund (416)

**Apparent Low Bidder:*

Access General Contracting, Inc. (AGC) was deemed to be non-responsive.





Recommendations

- Make a finding of California Environmental Quality Act (CEQA) categorical exemption pursuant to CEQA Guidelines section 15301.
- Adopt plans, specifications, and working details for the On-Call Sidewalk Repair Project, City Project No. 25-20.
- Reject the apparent low bid submitted by Access General Contracting (AGC) as non-responsive.
- Award a Public Works Agreement (PWA) for construction to the second lowest bidder to S&H Civilworks, Inc., in the amount of \$237,600 and authorize an additional ten percent (10%) contingency in the amount of \$23,760.
- Authorize the City Manager and City Clerk to execute the PWA and future amendments to the agreement within Council authorized limits.

Signal Modernization for Systemic Safety Improvements

City Council Meeting
August 4, 2026



Background

- In 2022, the City completed its first Local Road Safety Plan (LRSP).
- The LRSP provides recommendations to address documented crash history.
- Leveraging the LRSP, City staff secured \$3.9 million in federal grant funds from the Highway Safety Improvement Program (HSIP) for Citywide Traffic Signal Safety Improvements.
- The improvements will address systemic safety challenges across the City at 128 (of 131) citywide traffic signals.
- Federal grant funds only require 10% city match.
- Project design is now completed.



Project Features

Safety improvements include:

- Retroreflective border backplates
- Countdown pedestrian signals
- Upgrade size of traffic signal heads
- Leading Pedestrian Intervals (LPI)
- Battery Backup Systems
- Emergency Vehicle Preemption



Contractor Selection

- Bid Opening: May 4, 2026
- Bids received: 10
- Lowest Responsive Bidder: Econolite Systems, Inc.
- Contract Amount: \$ 2,980,893 (including contingency)
- Funding Source: Federal Grant Funds, OCTA Measure M2 Fair Share
- Estimated Completion: Spring 2027



Securing Additional Safety Improvements

- Lowest bid was below maximum grant award.
- Leveraging \$71,000 of local funds secures an additional \$640,800 of grant funds.
- Potential safety improvements delivered using remaining grant funds could include:
 - New traffic signal heads and backplates;
 - “No-Right-Turn Arrow” electronic blank-out signs to supplement leading pedestrian intervals;
 - Additional countdown pedestrian signals; and
 - Emergency Vehicle Preemption replacements
- Grant funds are “use it or lose it”.



Construction Management Selection

- City issued Request for Proposals in April 2026 for Construction Management and Inspection Services
- Four (4) proposals were evaluated and interviews conducted with top 2 firms
- Highest Ranked Consultant: C2PM
- Total Cost: \$446,693.31 (includes 10% contingency)
- Funding Source: Federal Grant Funds, OCTA Measure M2 Fair Share



Recommendations

- Adopt plans, specifications, and working details for the Signal Modernization for Systemic Safety Improvements, Federal Project No. HSIPL-5312(107), City Project No. 26-01, and find the project categorically exempt from the California Environmental Quality Act (CEQA).
- Award a Public Works Agreement (PWA) for construction to Econolite Systems Inc. in the amount of \$2,709,902.68 and authorize a ten percent (10%) contingency in the amount of \$270,990.27 for unforeseen costs related to the project.
- Authorize the City Manager or designee to negotiate and approve future PWA amendment(s) to increase the total not-to-exceed compensation by up to \$712,000.00 to utilize the full federal Highway Safety Improvement Program (HSIP) grant allocation.
- Award a Professional Services Agreement (PSA) for construction management and inspection support services to C2PM in the amount of \$406,084.83 and authorize a ten percent (10%) contingency in the amount of \$40,608.48.
- Authorize appropriation of \$204,000 from the Measure M2 Fairshare Fund 416 fund balance.
- Authorize the City Manager and the City Clerk to execute the PWA and the PSA and any future amendments to the agreements within Council authorized limits.



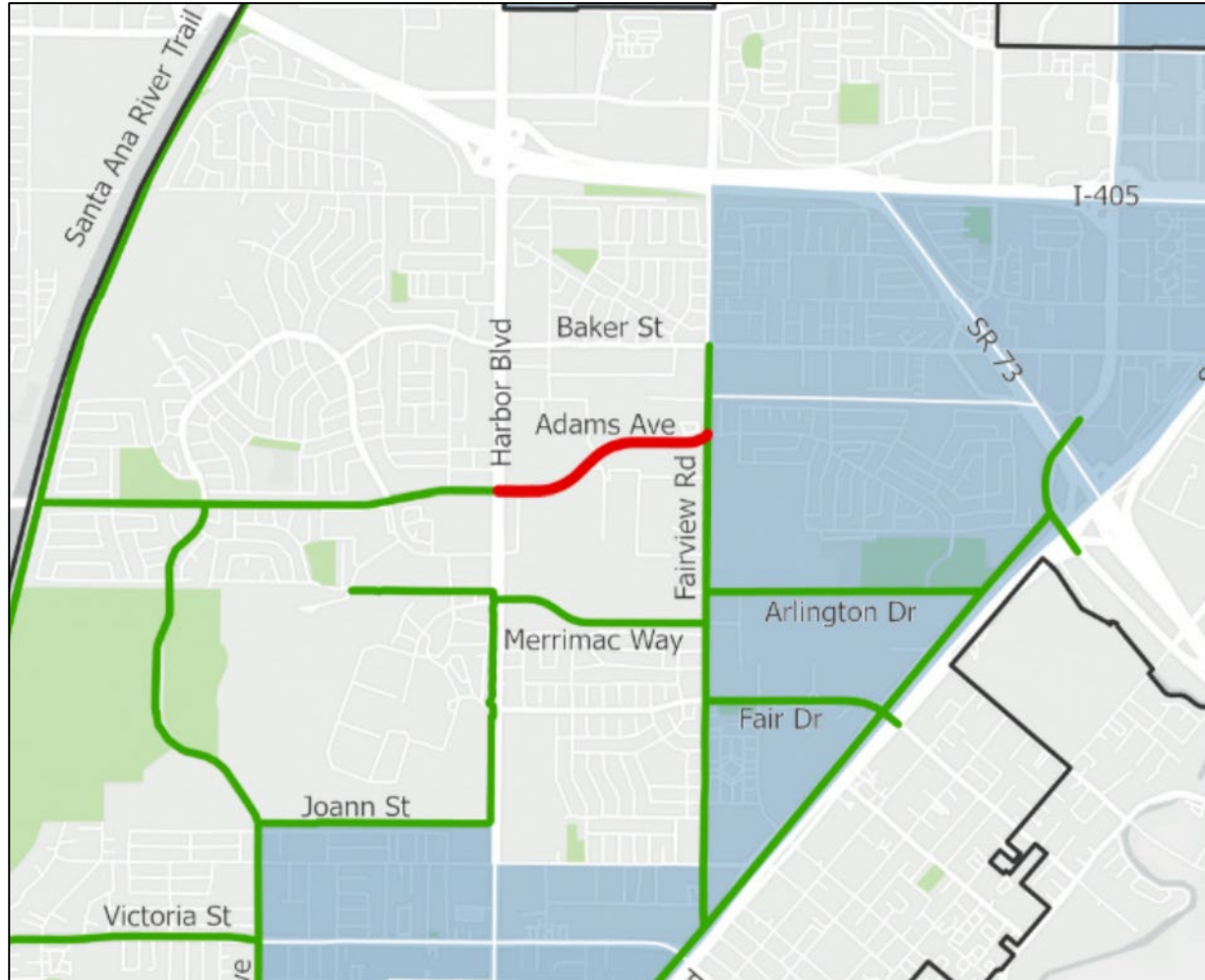
**Amendment to the Professional Services Agreement
Construction Management and Inspection Support Services
Adams Avenue Bicycle Facility Project**

**City Council Meeting
August 4, 2026**



Background – Adams Avenue

- Improvement between Harbor Boulevard and Fairview Road.
- Narrow center medians to provide Class II Buffered Bike Lanes and Class IV Cycle Tracks.
- No reduction in travel lanes.
- Construction began February 2026.
- Project completion anticipated September 2026.



Construction Challenges

Several construction issues were encountered:

- Poor and unstable soil conditions. Required additional excavation and compaction testing.
- Soil in medians not suitable for landscaping due to heavy metals, poor drainage, and abundance of roots. Additional soil removals and import of high-quality topsoil required.
- Project separated into multiple phases to effectively manage traffic during construction.
- Additional materials testing required.



Construction Changes

Project includes the following changes:

- Upgraded the cycle track vertical separation from plastic bollards to extruded concrete curbs.
- Required additional inspection services.
- Implemented the upgrade within the existing construction budget and federal grant.



Construction Management and Inspection Services

- Original Contract with Z&K Consultants of \$265,511 (including contingency).
- Requesting Amendment for an additional \$64,132.15 to maintain services to end of construction and project closeout period.
- Construction Management Services critical to maintain federal funding compliance.
- Funding for the PSA Amendment is available in the previously approved project budget.



Recommendations

- Approve an Amendment to the Professional Services Agreement (PSA) in the amount of \$64,132.15 to Z&K Consultants, Inc. for Construction Management and Inspection Support Services for the Adams Avenue Bicycle Facility Project.
- Authorize the City Attorney to prepare the Amendment and the City Manager and the City Clerk to execute the Amendment and any future Amendments to the agreements within Council authorized Limits.