

**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two expressed concerns that the Commission had not reviewed zoning code updates frequently enough and stated that outdated regulations have negatively affected business development.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