



**REGULAR PLANNING COMMISSION
MONDAY, JULY 13, 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 Martinez led the Pledge of Allegiance.

ROLL CALL

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

Absent: Commissioner Robert Dickson,

ANNOUNCEMENTS AND PRESENTATIONS: None.

PUBLIC COMMENTS - MATTERS NOT LISTED ON THE AGENDA: None.

PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS:

Commissioner Martinez announced the upcoming Concerts in the Park series at Fairview Park and the upcoming community meetings regarding Moon Park and Shalimar Park. He encouraged public participation in the Fairview Developmental Center (FDC) community meeting scheduled for July 23, 2026, at the Norma Hertzog Community Center. He also recognized several successful City events held during May and June, including Bike Month, Pride Month, Neighborhoods Where We All Belong, and the Fish Fry.

Commissioner Andrade encouraged residents to attend the July 23 FDC community meeting and emphasized the importance of public participation in the planning process.

Commissioner Rojas commended the City and event organizers for the Fourth of July celebration at the Orange County Fairgrounds and welcomed the return of the Orange County Fair.

CONSENT CALENDAR:

Vice Chair Zich requested that Consent Calendar Item No. 2 be pulled for separate discussion.

1. JUNE 22, 2026 UNOFFICIAL MEETING MINUTES

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

MOVED/SECOND: MARTINEZ/ZICH

MOTION: Move the balance of Consent Calendar items.

The motion carried by the following roll call vote:

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

Nays: None

Absent: Commissioner Dickson

Recused: None

Motion carried: 6-0

ACTION:

Planning Commission approved Consent Calendar Items No. 1 and No. 3.

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

Vice Chair Zich asked questions regarding the original roadway width of East 19th Street; whether future roadway widening is anticipated; bicycle facilities planned for the corridor; and notification of neighboring property owners regarding potential right-of-way vacations.

City Engineer Mr. Yang responded that there are no plans to widen East 19th Street; Class III shared bicycle facilities (sharrows) are anticipated rather than dedicated bike lanes; and similar right-of-way vacations are generally initiated upon property owner request rather than by City outreach.

No public comments were received.

MOVED/SECOND: MARTINEZ/ZICH

MOTION: Move the item.

The motion carried by the following roll call vote:

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

Nays: None

Absent: Commissioner Dickson

Recused: None

Motion carried: 6-0

ACTION:

Planning Commission approved Consent Calendar Item No. 2.

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, Justin Arios.

David See, applicant's representative, stated he has read the staff report and agreed to the conditions of approval. He introduced Greg Hendrix, General Manager from Jumpstart, for the proposed location, who was there for questions.

No public comments.

Commission comments:

Commissioners spoke in support of the project, noting its family-oriented nature, the adaptive reuse of a vacant commercial space, increased economic activity, and additional recreational opportunities for Costa Mesa families.

MOVED/SECOND: MARTINEZ/ANDRADE

MOTION: Move staff's recommendation.

The motion carried by the following roll call vote:

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

Nays: None

Absent: Commissioner Dickson

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 25-0022 based on findings of fact and subject to conditions of approval.

2. 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)

Joint presentation by Contract Planner Amber Gregg, and Planning Manager Martina Caron.

Commission Discussion:

Commissioners conducted a detailed page-by-page review of the proposed ordinance.

Discussion included:

- amusement center definitions;
- esports terminology;
- personal service definitions;
- Community Development Department terminology;
- parking calculations;
- bicycle parking credits;
- indoor entertainment limitations;
- fitness studio size classifications;
- parking ratios;
- floor area ratio calculations;
- treatment of storage and utility areas;
- implementation consistency.

Staff agreed to numerous technical revisions and clarifications during the discussion.

Public comments:

A speaker stated concern with the proposed fitness studio category, ranging from 2,500 to 15,000 square feet, was too broad and could encompass facilities that function more like traditional physical fitness centers. Using Curl Fitness on Adams

Avenue as an example, he suggested reducing the maximum square footage for the fitness studio classification and encouraged staff to verify the facility's size and entitlement history to help establish an appropriate threshold. He stated that while the change may not affect parking requirements, it could impact the entitlement process and requested that the Commission and staff further evaluate the proposed 15,000-square-foot limit.

A Costa Mesa resident spoke in support of increasing the maximum square footage for the small fitness studio category. The speaker explained that they regularly bike to a neighborhood fitness studio and encouraged the City to allow additional fitness options, including larger facilities, that residents could access by bicycle rather than by car.

Chris Bennett, representing Lab Holding, spoke in support of the proposed zoning code amendments. He thanked the Commission for its consideration of the changes and stated that the amendments would provide meaningful benefits to the small businesses with which his company works.

Commissioner Comments:

Vice Chair Zich shared appreciation for staff's responsiveness to Commission feedback.

Chair Harlan commended staff and the Commission for their collaborative review.

MOVED/SECOND: MARTINEZ/ZICH

MOTION: Move staff's recommendation with the following amendments:

1. **Gross Floor Area Definition**

- Revise the definition of **Gross Floor Area** to reflect the language presented on the meeting slide and strike the existing definition from the Municipal Code.

2. **Amusement Center Definition**

- Replace the reference to **"active entertainment"** with **"amusement center"** in the definition.

3. **Esports Arena Definition**

- Revise the definition by changing **"electronic gaming"** to **"esports."**

4. **Department Name**

- Clarify that any reference to the **Development Services Department** shall mean the **Community Development Department**.

5. **Esports Terminology**

- Correct the reference from **"esports area"** to **"esports arena."**

6. **Accessory Food and Beverage Parking**

- Eliminate the split parking calculation of:
 - First 25% of gross leasable area: 1 space per 1,000 square feet.

- Remaining gross leasable area: 5 spaces per 1,000 square feet.
 - Replace with a single parking standard of **4 spaces per 1,000 square feet of gross leasable area.**
7. **Typographical Correction**
 - Correct the word "**or**" to "**are**" in the parking standards table.
 8. **Duplicate Language**
 - Remove the second paragraph of **Note 3**, as it duplicates the language contained in **Note 4**.
 9. **Active Entertainment Standard**
 - Revise the indoor operations standard to specify that **active entertainment** uses shall be limited to a maximum of **15,000 gross square feet**, clarifying that the limitation does not apply to amusement centers.
 10. **Fitness Use Classifications**
 - Increase the maximum size of a **Small Fitness Studio** from **2,500 square feet to 5,000 square feet.**
 - Revise the **Fitness Studio** category to begin at **5,000 square feet** rather than 2,500 square feet.

The motion carried by the following roll call vote:

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

Nays: None

Absent: Commissioner Dickson

Recused: None

Motion carried: 6-0

ACTION:

The Planning Commission adopted a resolution to:

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 with the following amendments:
 1. **Gross Floor Area Definition**
 - Revise the definition of **Gross Floor Area** to reflect the language presented on the meeting slide and strike the existing definition from the Municipal Code.

2. **Amusement Center Definition**
 - Replace the reference to **"active entertainment"** with **"amusement center"** in the definition.
3. **Esports Arena Definition**
 - Revise the definition by changing **"electronic gaming"** to **"esports."**
4. **Department Name**
 - Clarify that any reference to the **Development Services Department** shall mean the **Community Development Department**.
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 - Correct the reference from **"esports area"** to **"esports arena."**
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 - Eliminate the split parking calculation of:
 - First 25% of gross leasable area: 1 space per 1,000 square feet.
 - Remaining gross leasable area: 5 spaces per 1,000 square feet.
 - Replace with a single parking standard of **4 spaces per 1,000 square feet of gross leasable area.**
7. **Typographical Correction**
 - Correct the word **"or"** to **"are"** in the parking standards table.
8. **Duplicate Language**
 - Remove the second paragraph of **Note 3**, as it duplicates the language contained in **Note 4**.
9. **Active Entertainment Standard**
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 - Revise the **Fitness Studio** category to begin at **5,000 square feet** rather than 2,500 square feet.

OLD BUSINESS: None.

NEW BUSINESS: None.

DEPARTMENTAL REPORTS:

1. **PUBLIC WORKS REPORT** - Mr. Yang announced the annual Concerts in the Park series and transportation accommodations associated with the events.

2. DEVELOPMENT SERVICES REPORT - Director Tai provided updates regarding:

- the City's response to recent housing legislation;
- the July 23 Fairview Developmental Center community meeting;
- the July 27 Planning Commission study session on the Fairview Developmental Center Specific Plan;
- the potential August 17 special Planning Commission meeting concerning the "Neighborhoods Where We All Belong" initiative and Housing Element revisions;
- several upcoming Planning Commission and City Council hearings;
- the City's Active Development Map, which allows the public to view active planning, building, and construction projects online.

CITY ATTORNEY REPORT:

1. CITY ATTORNEY REPORT - None.

ADJOURNMENT AT 8:14 p.m.

Submitted by:

CARRIE TAI, SECRETARY
COSTA MESA PLANNING COMMISSION