

RESOLUTION NO. 2025-xx

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, AMENDING THE CITY OF COSTA MESA PROCEDURE FOR DETERMINING SHARED PARKING REQUIREMENTS (CODE AMENDMENT PCTY-2025-0001)

THE CITY COUNCIL OF THE CITY OF COSTA MESA HEREBY FINDS AND DECLARES AS FOLLOWS:

WHEREAS, Costa Mesa Municipal Code Section 13-89 requires the calculation of shared parking demand for mixed-use developments as established by City Council adoption of the City of Costa Mesa Procedure for Determining Shared Parking Requirements; and

WHEREAS, Costa Mesa Municipal Code Section 13-89 includes provisions to update the City of Costa Mesa Procedure for Determining Shared Parking Requirements from time to time by resolution of the City Council; and

WHEREAS, the current City of Costa Mesa Procedure for Determining Shared Parking Requirements uses outdated data from 1985, which does not accurately reflect modern parking demand; and

WHEREAS, updates to the City of Costa Mesa Procedure for Determining Shared Parking Requirements are essential to calculate an accurate parking demand for mixed-use developments; and

WHEREAS, Staff has completed a study using industry standard sources, including the Urban Land Institute (ULI) Shared Parking, 3rd Edition and Institute of Transportation Engineers (ITE) Parking Generation, 6th Edition, to update the uses and parking data included in the City of Costa Mesa Procedure for Determining Shared Parking Requirements; and

WHEREAS, these study results can be used to calculate combined parking demand for mixed-use developments on one site.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COSTA MESA HEREBY RESOLVES as follows:

Section 1: Compliance with CEQA. Adoption of this resolution is exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption), as it can be seen with certainty that this

action will not have any significant effect on the environment. The proposed amendment qualifies for this exemption because;

The proposed amendment does not establish any new regulatory framework. The shared parking table already exists in the City's Municipal Code and is a long-standing tool used to calculate parking demand. The update simply refines the existing table by revising the hourly distribution of parking demand and expanding the list of uses to reflect current development practices. These refinements improve the accuracy of parking demand calculations without altering the underlying methodology.

By increasing accuracy, the amendment reduces the risk of either underestimating or overestimating parking needs, thereby minimizing the chance of indirect impacts such as spillover parking, unnecessary construction of surplus parking, or related transportation and greenhouse gas concerns. Importantly, the amendment does not change what land uses are permitted, the allowable floor area, or the required parking ratios. Development potential continues to be constrained by existing Floor Area Ratio standards and the City's Land Use Matrix. Furthermore, the parking ratios are not relaxed but only change the distribution of demand. Thus, the maximum parking ratios remain unchanged. Therefore, there is no new construction or physical change to the environment resulting from this amendment.

Because the amendment only improves the precision of an existing analytical tool without expanding development capacity or creating new physical impacts, the amendments will reduce potential impacts compared to the existing table. This includes fewer unnecessary surface lots, which means less impervious surface, stormwater runoff, and heat island effect. There would also be fewer spillover parking issues in neighborhoods due to less traffic circulation and emissions from providing a more efficient supply of parking that also allows for more space for the potential of pedestrian or bicycle paths of travel, or increases in landscape area. This is all substantiated by the case studies we provide within the analysis.

Based on this evidence, it can be seen with certainty that there is no possibility that the amendments may have a significant effect on the environment, and therefore, is exempt from further review under CEQA Section 15061(b)(3).

Section 2: Amendment. The City of Costa Mesa Procedure for Determining Shared Parking Requirements is hereby amended to read as set forth in Exhibit A, attached hereto and incorporated herein by this reference.

BE IT FURTHER RESOLVED that the CEQA exemption for this project reflects the independent judgement of the City.

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 ____ day of XX, 2025.

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 is the original of Resolution No. 2025-xx and was duly passed and adopted by the City Council of the City of Costa Mesa at a regular meeting held on the ____ day of _____, 2025, 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 _____, 2025.

Brenda Green, City Clerk

Appendix A. Hourly Adjustments for City of Costa Mesa Procedure for Determining Shared Parking Requirements

City Identified Land Use	Office < 25,000 SF		Office >= 25,000 SF		Grocery Store		Department/Super Store		Other Retail		Medical/Dental Offices	
Time	Weekday	Weekend	Weekday	Weekend	Weekday	Weekend	Weekday	Weekend	Weekday	Weekend	Weekday	Weekend
6:00 AM	3%	0%	3%	0%	7%	5%	15%	17%	0%	0%	0%	0%
7:00 AM	14%	2%	14%	2%	22%	22%	33%	37%	0%	0%	7%	4%
8:00 AM	48%	6%	48%	6%	32%	32%	42%	47%	19%	0%	93%	41%
9:00 AM	88%	8%	88%	8%	55%	55%	60%	67%	33%	38%	93%	41%
10:00 AM	100%	9%	100%	9%	65%	65%	69%	77%	47%	55%	100%	43%
11:00 AM	96%	10%	96%	10%	72%	72%	79%	88%	55%	66%	100%	43%
NOON	79%	9%	80%	9%	87%	87%	89%	100%	89%	85%	54%	28%
1:00 PM	82%	8%	82%	8%	92%	92%	89%	100%	100%	100%	93%	0%
2:00 PM	95%	6%	95%	6%	96%	96%	89%	100%	73%	96%	100%	0%
3:00 PM	91%	4%	91%	4%	97%	97%	89%	100%	73%	79%	100%	0%
4:00 PM	79%	2%	80%	2%	100%	100%	86%	96%	66%	66%	93%	0%
5:00 PM	56%	1%	56%	1%	100%	100%	78%	87%	70%	64%	87%	0%
6:00 PM	23%	1%	24%	1%	97%	97%	69%	77%	75%	67%	67%	0%
7:00 PM	14%	0%	14%	0%	79%	79%	55%	62%	70%	70%	30%	0%
8:00 PM	5%	0%	5%	0%	52%	52%	42%	47%	54%	70%	15%	0%
9:00 PM	3%	0%	3%	0%	33%	33%	29%	32%	48%	51%	0%	0%
10:00 PM	1%	0%	1%	0%	20%	20%	11%	12%	0%	0%	0%	0%
11:00 PM	0%	0%	0%	0%	7%	7%	7%	8%	0%	0%	0%	0%
MIDNIGHT	0%	0%	0%	0%	7%	7%	4%	5%	0%	0%	0%	0%

City Identified Land Use	Restaurants with Less than 300 SF of Public Area		Fast Food w/ Drive Thru		Restaurants Without Breakfast		Restaurants With Breakfast		Bars And Nightclubs		Breweries And Distilleries	
Time	Weekday	Weekend	Weekday	Weekend	Weekday	Weekend	Weekday	Weekend	Weekday	Weekend	Weekday	Weekend
6:00 AM	7%	6%	0%	0%	0%	0%	28%	15%	0%	0%	0%	0%
7:00 AM	11%	11%	0%	0%	3%	3%	53%	31%	0%	0%	0%	0%
8:00 AM	21%	21%	0%	0%	6%	4%	64%	50%	0%	0%	0%	0%
9:00 AM	31%	31%	0%	0%	10%	8%	77%	71%	0%	0%	0%	0%
10:00 AM	57%	58%	20%	0%	23%	11%	87%	90%	0%	0%	0%	0%
11:00 AM	85%	87%	40%	50%	41%	23%	91%	90%	0%	0%	0%	0%
NOON	98%	100%	100%	84%	67%	54%	100%	98%	0%	0%	56%	47%
1:00 PM	98%	100%	93%	100%	67%	58%	91%	85%	1%	1%	54%	69%
2:00 PM	89%	91%	80%	94%	60%	49%	56%	68%	1%	1%	56%	78%
3:00 PM	60%	61%	53%	64%	39%	49%	49%	44%	1%	1%	61%	88%
4:00 PM	55%	56%	33%	64%	47%	49%	49%	48%	1%	2%	66%	94%
5:00 PM	60%	61%	40%	59%	69%	66%	77%	63%	3%	4%	85%	97%
6:00 PM	84%	86%	37%	100%	84%	91%	82%	72%	25%	29%	98%	100%
7:00 PM	80%	81%	20%	72%	87%	96%	82%	72%	47%	54%	100%	94%
8:00 PM	50%	51%	33%	72%	87%	100%	82%	68%	67%	77%	95%	86%
9:00 PM	31%	31%	20%	61%	87%	91%	62%	36%	87%	100%	76%	79%
10:00 PM	21%	21%	0%	0%	84%	91%	56%	29%	87%	100%	0%	58%
11:00 PM	11%	11%	0%	0%	67%	89%	74%	21%	66%	100%	0%	0%
MIDNIGHT	7%	7%	0%	0%	23%	50%	26%	13%	44%	100%	0%	0%

City Identified Land Use	Active Entertainment - Open After 11 PM and/or Serves Alcohol		Active Entertainment - Closes Before 11 PM and No Alcohol		Studios, Dance, Marital Arts, Music, Etc.		Movie Theaters		Auditoriums		Health Clubs/Physical Fitness Facilities	
Time	Weekday	Weekend	Weekday	Weekend	Weekday	Weekend	Weekday	Weekend	Weekday	Weekend	Weekday	Weekend
6:00 AM	0%	0%	0%	1%	70%	65%	0%	0%	0%	0%	70%	65%
7:00 AM	0%	0%	0%	1%	42%	37%	0%	0%	2%	2%	42%	37%
8:00 AM	0%	0%	0%	1%	42%	29%	0%	0%	2%	2%	42%	29%
9:00 AM	0%	1%	2%	3%	70%	41%	0%	0%	4%	4%	70%	41%
10:00 AM	0%	1%	24%	30%	70%	29%	0%	0%	4%	4%	70%	29%
11:00 AM	0%	1%	56%	69%	80%	41%	0%	0%	4%	4%	80%	41%
NOON	0%	1%	71%	87%	61%	41%	14%	21%	6%	6%	61%	41%
1:00 PM	1%	1%	75%	91%	70%	25%	29%	46%	6%	32%	70%	25%
2:00 PM	1%	1%	79%	96%	70%	21%	35%	55%	6%	73%	70%	21%
3:00 PM	1%	1%	79%	96%	70%	25%	36%	56%	6%	73%	70%	25%
4:00 PM	2%	2%	75%	90%	80%	46%	36%	56%	6%	6%	80%	46%
5:00 PM	4%	5%	79%	96%	91%	82%	40%	62%	6%	6%	91%	82%
6:00 PM	26%	30%	83%	100%	100%	78%	40%	62%	18%	18%	100%	78%
7:00 PM	49%	55%	79%	96%	89%	50%	52%	81%	36%	38%	89%	50%
8:00 PM	69%	78%	75%	91%	78%	25%	64%	100%	93%	100%	78%	25%
9:00 PM	89%	100%	54%	66%	67%	9%	64%	100%	93%	100%	67%	9%
10:00 PM	89%	100%	8%	10%	34%	2%	52%	100%	5%	5%	34%	2%
11:00 PM	89%	100%	0%	1%	11%	2%	42%	80%	2%	2%	11%	2%
MIDNIGHT	89%	100%	0%	1%	0%	0%	26%	50%	1%	1%	0%	0%

City Identified Land Use	Event Centers		Banks/Savings and Loans/Credit Unions		Furniture And Appliance Stores With Greater Than 5,000 Sf of Floor Area		Hotels ¹	
Time	Weekday	Weekend	Weekday	Weekend	Weekday	Weekend	Weekday	Weekend
6:00 AM	0%	1%	0%	0%	15%	17%	84%	84%
7:00 AM	0%	1%	0%	0%	20%	22%	87%	87%
8:00 AM	0%	1%	54%	39%	33%	37%	91%	91%
9:00 AM	2%	3%	94%	49%	51%	57%	83%	83%
10:00 AM	24%	30%	100%	67%	78%	62%	74%	74%
11:00 AM	56%	69%	71%	79%	89%	82%	74%	74%
NOON	71%	87%	71%	74%	90%	96%	70%	70%
1:00 PM	75%	91%	71%	0%	89%	100%	70%	70%
2:00 PM	79%	96%	83%	0%	88%	96%	74%	74%
3:00 PM	79%	96%	71%	0%	83%	96%	74%	74%
4:00 PM	75%	90%	88%	0%	78%	82%	74%	74%
5:00 PM	79%	96%	100%	0%	74%	77%	79%	79%
6:00 PM	83%	100%	0%	0%	69%	77%	79%	79%
7:00 PM	79%	96%	0%	0%	56%	82%	77%	77%
8:00 PM	75%	91%	0%	0%	47%	92%	81%	81%
9:00 PM	54%	66%	0%	0%	29%	72%	85%	85%
10:00 PM	8%	10%	0%	0%	11%	12%	85%	85%
11:00 PM	0%	1%	0%	0%	0%	0%	88%	88%
MIDNIGHT	0%	1%	0%	0%	0%	7%	88%	88%

¹ Apply the corresponding Land Use category for ancillary hotel uses.

City Identified Land Use	Residential: Studio		Residential: 1 Bedroom		Residential: 2 Bedroom		Residential: 3 Bedrooms or more	
City Parking Ratios	1 covered, 0.5 open, 0.5 guest parking spaces / unit		1 covered, 1 open, 0.5 guest parking spaces / unit		1 covered, 1.5 open, 0.5 guest parking spaces / unit		1 covered, 2.5 open, 0.5 guest parking spaces / unit	
Time	Weekday	Weekend	Weekday	Weekend	Weekday	Weekend	Weekday	Weekend
6:00 AM	81%	77%	81%	77%	87%	83%	90%	85%
7:00 AM	73%	75%	74%	76%	78%	80%	81%	81%
8:00 AM	65%	71%	66%	71%	70%	75%	72%	77%
9:00 AM	57%	67%	58%	67%	61%	70%	62%	72%
10:00 AM	53%	63%	53%	63%	56%	66%	57%	67%
11:00 AM	49%	62%	49%	62%	52%	65%	53%	66%
NOON	45%	61%	45%	61%	47%	64%	48%	65%
1:00 PM	45%	60%	45%	60%	47%	63%	48%	64%
2:00 PM	45%	59%	45%	59%	47%	62%	48%	63%
3:00 PM	49%	50%	49%	50%	52%	52%	53%	53%
4:00 PM	53%	54%	53%	54%	56%	57%	57%	58%
5:00 PM	59%	53%	60%	53%	62%	54%	63%	54%
6:00 PM	66%	52%	66%	51%	68%	51%	68%	51%
7:00 PM	74%	62%	74%	61%	74%	59%	75%	58%
8:00 PM	78%	70%	78%	70%	79%	68%	79%	67%
9:00 PM	82%	79%	82%	79%	83%	77%	84%	76%
10:00 PM	91%	87%	91%	87%	93%	86%	93%	86%
11:00 PM	90%	89%	91%	89%	93%	89%	95%	89%
MIDNIGHT	90%	93%	90%	93%	94%	96%	96%	97%