

RESOLUTION NO. PC-2025-

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

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA 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WHEREAS, the current City of Costa Mesa Procedure for Determining Shared Parking Requirements uses outdated data from 1985, which no longer accurately reflects modern parking demand; and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 developments with a mix of uses on one site.

NOW THEREFORE, THE PLANNING COMMISSION 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 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 25th day of August, 2025.

Jeffery Harlan, Chair
Costa Mesa Planning Commission

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

I, Carie Tai, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution No. PC-2025-__ was passed and adopted at a regular meeting of the City of Costa Mesa Planning Commission held on August 25, 2025 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Carrie Tai, Secretary
Costa Mesa Planning Commission

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