

**CITY OF COSTA MESA
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Costa Mesa City Council at its regular meeting at City Hall Council Chambers, 77 Fair Drive, Costa Mesa, California on **Tuesday, March 17, 2026, at 7:00 P.M.**, or as soon as possible thereafter to consider:

INTRODUCE AND GIVE FIRST READING OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA CALIFORNIA AMENDING ARTICLE 2 AND ARTICLE 3, CHAPTER I; CHAPTER II; CHAPTER III; CHAPTER IV; ARTICLE 11, CHAPTER V; ARTICLE 1, CHAPTER VI; ARTICLE 8, CHAPTER IX; ARTICLE 15, CHAPTER IX; ARTICLE 18, CHAPTER IX; ARTICLE 3, CHAPTER XII; CHAPTER XV; AND CHAPTER XVI OF TITLE 13 (PLANNING, ZONING, AND DEVELOPMENT), OF THE COSTA MESA MUNICIPAL CODE TO REZONE HOUSING ELEMENT OPPORTUNITY SITES, IMPLEMENT HOUSING ELEMENT PROGRAMS, AND MAKE RELATED REVISIONS TO THE ZONING CODE (PCTY-25-0008)

INTRODUCE AND GIVE FIRST READING OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA CALIFORNIA AMENDING ARTICLE 23 OF TITLE 9 (LICENSES AND BUSINESS REGULATIONS) OF THE COSTA MESA MUNICIPAL CODE FOR CONSISTENCY WITH AMENDMENTS TO CHAPTER XVI OF TITLE 13 (PLANNING ZONING AND DEVELOPMENT) (PCTY-25-0008)

ADOPTION OF A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA CALIFORNIA AMENDING THE NORTH COSTA MESA SPECIFIC PLAN FOR CONSISTENCY WITH THE AMENDMENT TO TITLE 13, CHAPTER V, DEVELOPMENT STANDARDS, TO REZONE HOUSING ELEMENT OPPORTUNITY SITES (PSPA-26-0001)

RECEIVE PUBLIC INPUT AND DISCUSSION OF A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA CALIFORNIA ESTABLISHING FEES FOR DEVELOPMENT REVIEW OF HOUSING PROJECTS

A copy of the full text of the proposed ordinances and resolution are posted and may be read in the City Clerk's Office, 77 Fair Drive, Costa Mesa.

Pursuant to Government Code Section 66016, data and analysis indicating the estimated fees for application processing will be made available on or before March 6, 2026. Copies of the fees data and analysis can be obtained during normal business hours at City Hall, 1st Floor, City Clerk's Office, 77 Fair Drive, Costa Mesa and on the City's website at: [Public Notices | City of Costa Mesa \(costamesaca.gov\)](https://www.costamesa.gov/public-notices)

The City's Planning Commission recommended the City Council give first reading to the ordinance amending Title 13 of the Costa Mesa Municipal Code and approve the resolution to amend the North Costa Mesa Specific Plan for consistency with the Title 13 amendment at its February 9, 2026, meeting on a 6-1 vote.

Environmental Determination: The proposed amendments to Title 13 and the North Costa Mesa Specific Plan implement a schedule of actions contained in the approved Housing Element pursuant to Government Code Section 65583 and do not allow the construction of a distribution center, or oil and gas infrastructure. Therefore, the proposed amendments are statutorily exempt from California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.085(a), also known as SB 131. In addition, the proposed amendments to Chapters I, III, IX, XV and XVI of Title 13 and the Resolution Establishing and Adopting Fees are exempt under CEQA Guidelines Section 15061(b)(3), because it can be seen with certainty that there is no possibility that these proposed Zoning Code amendments or fee adoption will have a significant effect on the environment.

Public Comments: Members of the public wishing to participate in the meeting may find instructions to participate on the agenda. For further assistance, contact the City Clerk's Office at (714) 754-5225. The City Council agenda and related documents may also be viewed on the City's website at <http://costamesaca.gov>, 72 hours prior to the public hearing date. If the aforementioned action is challenged in court, the challenge may be limited to only those issues raised at the public hearing described in the notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing.

Brenda Green, City Clerk, City of Costa Mesa

Published March 6, 2026.

Positions/Hours							
Tasks	Assistant Planner	Associate Planner	Senior Planner	Principal Planner	Planning Manager	Director	Administrative Assistant
Application vetting and Intake			2	1	1		
Application Review			30	5	2		
Applicant Meetings			10	4	2		
Status Letters			5	2	1		
Interdepartmental Review			10	4	1		
Complete Letters			3		1		
Staff Report			10	2	1	1	
Filing and Recordation		1					1
Total Hours	0	1	70	18	9	1	1
						Hours Subtotal	100
Pay Rate	\$210.00	\$210.00	\$210.00	\$210.00	\$210.00	\$210.00	\$210.00
Rate Subtotals	\$0.00	\$210.00	\$14,700.00	\$3,780.00	\$1,890.00	\$210.00	\$210.00
Total Cost Recovery	\$21,000.00						

Including coordination with legal

Positions/Hours							
Tasks	Assistant Planner	Associate Planner	Senior Planner	Principal Planner	Planning Manager	Director	Administrative Assistant
Application vetting and Intake		1		1			
Application Review		6	3				
Applicant Meetings		2		1	1		
Status Letters		4	2				
Interdepartmental Review		3	1				
Complete Letters		3		1			
Staff Report		5		2	1	1	
Filing and Recordation		1					1
Total Hours	0	25	6	5	2	1	1
						Hours Subtotal	40
Pay Rate	\$210.00	\$210.00	\$210.00	\$210.00	\$210.00	\$210.00	\$210.00
Rate Subtotals	\$0.00	\$5,250.00	\$1,260.00	\$1,050.00	\$420.00	\$210.00	\$210.00
Total Cost Recovery	\$8,400.00						

Including coordination with legal