



NOTICE OF PUBLIC HEARING *CITY OF SAN JUAN CAPISTRANO*

NOTICE IS HEREBY GIVEN, that on the 17th day of February 2026, at 5:00 P.M. or as soon thereafter as the matter may be heard, the City Council of the City of San Juan Capistrano, will conduct a public hearing in the City Council Chambers at 25925 Camino Del Avion, San Juan Capistrano, California, to consider the following item:

2025 California Building Code Update

ADOPTION OF AN ORDINANCE AMENDING SPECIFIC SECTIONS OF TITLE 8 OF THE SAN JUAN CAPISTRANO MUNICIPAL CODE BY ADOPTING BY REFERENCE THE 2025 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE (CALIFORNIA CODE OF REGULATIONS, TITLE 24), INCLUDING THE 2025 CALIFORNIA BUILDING CODE, THE 2025 CALIFORNIA FIRE CODE, THE 2025 CALIFORNIA ELECTRICAL CODE, THE 2025 CALIFORNIA MECHANICAL CODE, THE 2025 CALIFORNIA PLUMBING CODE, THE 2025 CALIFORNIA ENERGY CODE, THE 2025 CALIFORNIA WILDLAND-URBAN INTERFACE CODE, THE 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE, THE 2025 CALIFORNIA RESIDENTIAL CODE INCLUDING APPENDIX CI SWIMMING POOL SAFETY ACT, TOGETHER WITH CERTAIN ADDITIONS, INSERTIONS, DELETIONS AND CHANGES THERETO; AND ADOPTING BY REFERENCE THE ORANGE COUNTY GRADING AND EXCAVATION CODE, TOGETHER WITH CERTAIN ADDITIONS, INSERTIONS, DELETIONS AND PENALTIES THERETO; and a finding that said action is exempt from the California Environmental Quality Act (CEQA) per CEQA Sections 15060(c)(2) and (c)(3).

The California Building Standards Commission adopts and publishes the California Building Standards Code (Title 24, California Code of Regulations) every three (3) years. The California Building Standards Code establishes the minimum regulations for the design and construction of buildings and structures in California. State law mandates that local governments enforce these regulations. Local ordinances amending building standards are subject to California law and must be filed with the Building Standards Commission.

January 1, 2026 is the statewide effective date established by the California Building Standards Commission for the 2025 California Building Standards Code. The 2025 California Standards Code became effective on said date pursuant to Urgency Ordinance No. 1130 adopted on December 2, 2025. For further information about this item please contact James "JW" Wiatrak, Building Official at (949) 234-4568 or at jwiatrak@sanjuancapistrano.org.

The public is invited to attend the City Council meeting to provide comments on the proposed project. The public may view the City Council meeting live at the City's website: <https://www.sanjuancapistrano.org/189/Public-Meetings>. The public may submit agenda item correspondence to the City Council electronically. Material may be emailed to cjaki@sanjuancapistrano.org or cityclerk@sanjuancapistrano.org. Please submit correspondence at least an hour prior to the start of the meeting.

If the City's action on this project is challenged in court, the public may be limited to raising only those issues which were raised at the public hearing, or in written correspondence delivered to the City Council at, or prior to the hearing. Should any member of the public have special needs to be accommodated to provide testimony at the hearing, please call the Human Resources Department at (949) 234-4565.



CHRISTY JAKL, CITY CLERK

FOR OFFICE USE ONLY:

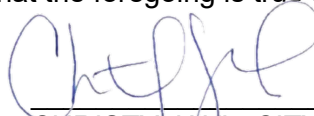
STATE OF CALIFORNIA)	
COUNTY OF ORANGE) ss	AFFIDAVIT OF POSTING
CITY OF SAN JUAN CAPISTRANO)	AND PUBLICATION

I, CHRISTY JAKL, declare that I am the duly appointed and qualified City Clerk of the City of San Juan Capistrano; that on February 5, 2026, I caused the above Notice to be posted at a public place in the City of San Juan Capistrano, to wit:

City Hall
San Juan Capistrano Library
Community Center

AND, that on February 5, 2026, and February 12, 2026, the above Notice was published in the Saddleback/Capistrano Valley News newspaper and posted on the City's website.

I declare under penalty of perjury that the foregoing is true and correct.



CHRISTY JAKL, CITY CLERK
City of San Juan Capistrano, California