



CITY COUNCIL AGENDA REPORT

MEETING DATE: APRIL 7, 2015

ITEM NUMBER: **OB-1**

**SUBJECT: SECOND READING OF ORDINANCE 15-03 FOR CODE AMENDMENT CO-15-01
RELATED TO SMALL LOT ORDINANCE**

DATE: MARCH 18, 2015

FROM: DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: MINOO ASHABI, PRINCIPAL PLANNER

**FOR FURTHER INFORMATION CONTACT: MINOO ASHABI (714) 754-5610
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RECOMMENDATION:

Give second reading to Ordinance 15-03 amending Title 13, Chapter V, Article 2.5, Residential Small Lot Subdivision, of the Costa Mesa Municipal Code.

BACKGROUND:

On January 26, 2015, the Planning Commission held a public hearing and recommended approval of the proposed amendment.

On March 3, 2015, the City Council held a public hearing and gave first reading of the ordinance with a 3-2 vote (Council Member Genis and Council Member Foley).

ANALYSIS:

Since adoption of the Small Lot Subdivision ordinance, certain inconsistencies have been identified. The proposed amendment will establish a minimum standard without a discretionary process consistent with the common interest development standards. The amendment to parking regulations will not revise the overall number of required parking spaces but allow flexibility in terms of garage spaces. As noted with the original ordinance, the following summarizes key aspects of the Small Lot Ordinance.

- Small lot subdivision allows development within the allowed densities of the zoning code and general plan.
- The small lot ordinance would not reduce the required parking.
- Small lot ordinance would be applicable to multi-family residential zoning districts, urban plan residential development and live/work projects.
- Ordinance would apply to development of 15 units or less.
- While all small lot subdivision would be subject to CC&Rs, small subdivisions of up to four parcels with no common areas could be exempt from a homeowner's or maintenance association and subject to only a maintenance agreement.

To date eight small lot subdivisions have been approved. The amendment is proposed to clean-up some apparent inconsistencies with certain adopted SLO standards, as compared to the residential common-interest development standards. The purpose of the proposed text amendments is to ensure that zoning requirements for small lot subdivisions are not more restrictive than the current requirements for residential common-interest developments in R-2 and R-3 zoning districts.

MINOO ASHABI, AIA
Principal Planner

GARY ARMSTRONG, AICP
Economic Development & Development
Services Director / Deputy CEO

Attachment: 1- [Ordinance 15-03](#)

cc: Chief Executive Officer
Assistant Chief Executive Officer
Director of Economic & Development/Deputy CEO
Public Services Director
City Attorney
Transportation Services Manager
City Engineer
City Clerk (20)
Staff (7)
File (2)