



## OFFICIAL PUBLIC NOTICE

### AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA ADOPTING ZONING CODE AMENDMENT CO-18-02, AMENDING TITLE 13, CHAPTER V, ARTICLE 2.5 RELATED TO SMALL LOT DEVELOPMENT STANDARDS

The Costa Mesa Planning Commission will hold a public hearing to consider Code Amendment CO-18-02 amending Title 13 of the Costa Mesa Municipal Code, Chapter V, Article 2.5, as it pertains to Small Lot Subdivisions, to be consistent with the Common Interest Development Standards. The proposed amendment would increase the minimum rear yard setback requirement, increase the minimum open space, increase the minimum building to building setback requirement, and modify the parking requirement to a minimum of two garage spaces and two open parking spaces per unit regardless of the number of bedrooms.

Small Lot Subdivisions are currently permitted in R-2MD, R-2HD and R-3 zones and Urban Plan Overlays. This Code Amendment would result in a decrease in buildable area on Small Lot Subdivisions and would consider a prohibition of future Small Lot Subdivisions in the Urban Plan Overlays and live/work developments.

**Environmental Determination:** The ordinance is exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15061(b)(3) (General Rule).

The public hearing will be held as follows:

**DATE:** Monday, April 9, 2018  
**TIME:** 6:00 p.m. or as soon as possible thereafter  
**PLACE:** City Hall Council Chambers  
77 Fair Drive, Costa Mesa, California

**Additional Information:** For more information, call (714) 754-5245, or email [PlanningCommission@costamesaca.gov](mailto:PlanningCommission@costamesaca.gov) or visit the Planning Division on the Second Floor of City Hall, 77 Fair Drive, Costa Mesa, California. The Planning Division is open 8:00 a.m. to 5:00 p.m. Monday through Friday, except specified holidays. A copy of the draft amendment can be viewed on the City's webpage [www.costamesaca.gov](http://www.costamesaca.gov) 72 hours prior to the hearing date. All interested parties may appear and present testimony in regard to this application. If you challenge this project in court, you may be limited to raising only those issues you, or someone else raised, at the public hearing or in written correspondence delivered to the City, at or prior to, the public hearing. Any written correspondence or other materials for distribution to the Planning Commission must be received by Planning Division staff prior to 3:00 p.m. on the day of the hearing.

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