



## 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 (SLO) STANDARDS

The Costa Mesa Planning Commission will hold a **SPECIAL MEETING**/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. The proposed amendment would potentially increase the following minimum standards:

- Increase open space requirement from 30 percent up to 40 percent
- Increase the minimum rear yard setback from 10 feet to 20 feet for second floor or 15 feet for first and second floors
- Include a minimum lot size for Small Lot development
- Increase the minimum building-to-building setback requirement from 0 feet to 6 feet for single-story and 10 feet for two-story structures
- Change the parking standard for a two-bedroom unit to a minimum of one open parking space and two enclosed parking spaces, instead of one garage space

Small Lot Subdivisions are currently permitted in R2-MD, R2-HD 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:** Thursday, May 31, 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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