

**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 the regular meeting on **Tuesday, September 4, 2018 at 7:00 P.M.**, or soon thereafter as the matter shall be heard, in the City Hall Council Chambers, 77 Fair Dr. to introduce an ordinance that will 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:

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

As recommended by the Planning Commission on May 31, 2018, the amendment would change the following minimum standards:

- a) Revise the 30 percent minimum open space requirement to 35 percent
- b) Revise the minimum rear yard setback from 10 feet to 15 feet for both first and second floors
- c) Revise the parking standards to require two garage spaces for two bedroom units.
- d) Revise the Small Lot Ordinance Standards to require a minimum 16- foot wide driveway for flag lots, a minimum eight feet wide pedestrian access from a public street for an alley lot and prohibit full frontage on a public alley.
- e) Revise the minimum distance between buildings to 6 feet.
- f) Revise the Zoning Code to prohibit applying SLO standards in conjunction with the Urban Plan standards.
- g) Add a new minimum lot size standard of 7,260 square feet to the Small Lot Development Standards.

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.

A certified copy of the full text of the ordinance is posted and may be read in the City Clerk's Office, 77 Fair Drive, Costa Mesa. The City Council will consider adoption of the proposed ordinance at the regular meeting on September 18, 2018 at 6:00 p.m.

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

Public Comments: Public comments in either oral or written form may be presented during the public hearing. Any written communications, photos, or other material for copying and distribution to the City Council that is 10 pages or less, must be submitted to the City Clerk **NO LATER THAN 3:00 P.M.** on the day of the hearing, **September 4, 2018** and materials can be e-mailed to cityclerk@costamesaca.gov. Please note that records submitted by the public will not be redacted in any way and will be posted online as submitted, including any personal contact information. If the public wishes to submit written communication, photos, or other material for distribution to the City Council at the meeting AFTER 3:00 p.m., 10 copies will need to be provided for distribution. Please note that NO copies of written communication will be made AFTER 3:00 p.m. All materials, pictures, PowerPoints, and videos submitted for display at a public meeting must be previously reviewed by staff to verify appropriateness for general audiences. Kindly submit to the City Clerk **AS EARLY AS POSSIBLE, BUT NO LATER THAN 15 MINUTES PRIOR TO THE START OF THE MEETING.** If you should need further assistance, please 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
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