

**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 its regular meeting at City Hall Council Chambers, 77 Fair Drive, Costa Mesa, California on **Tuesday, January 20, 2026, at 7:00 P.M.**, or as soon as possible to introduce Ordinance No. 2026-XX relating to:

INTRODUCTION BY TITLE ONLY AND FIRST READING OF AN ORDINANCE AMENDING TITLE 13 OF THE COSTA MESA MUNICIPAL CODE TO ALLOW FOR MINISTERIAL APPROVAL OF TWO-UNIT SMALL LOT ORDINANCE PROJECTS (PCTY-25-0007) AND ADOPTION OF ASSOCIATED FEES

A copy of the full text of the proposed ordinance is posted and may be read in the City Clerk's Office, 77 Fair Drive, Costa Mesa.

Pursuant to Government Code Section 66016, data and analysis indicating the estimated fees required to comply with the Small Lot Ordinance will be made available on or before January 6, 2026. Copies of the fees data and analysis can be obtained during normal business hours at City Hall, 1st Floor, City Clerk's Office, 77 Fair Drive, Costa Mesa and on the City's website at: [Public Notices | City of Costa Mesa \(costamesaca.gov\)](https://www.costamesaca.gov/public-notices)

The City's Planning Commission recommended the City Council give first reading to this ordinance at its December 8, 2025, meeting on a 5-2 vote.

Environmental Determination: The project is exempt from environmental review under the California Environmental Quality Act ("CEQA") Guidelines Section 15061(b)(3), the common-sense exemption. This exemption is typically applied to procedural-only code amendments in which no increase in density is created, no new land uses are authorized, and no reasonably foreseeable physical change to the environment could occur.

Public Comments: Members of the public wishing to participate in the meeting may find instructions to participate on the agenda. For further assistance, 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

Published January 9, 2025.

EXHIBIT A

Ministerial Map Processing Fee Schedule

Fee to be paid for the ministerial processing of Two-Unit Small Lot Ordinance Subdivisions and SB9 Urban Lot Splits
\$1,549.49