

**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, February 2, 2021 at 7:00 P.M.**, or soon thereafter as the matter shall be heard, via Zoom Webinar, to give first reading to Ordinance No. 2021-xx, relating to:

**AN ORDINANCE TO ADOPT CODE AMENDMENT CO-2020-04 TO AMEND TITLE 13 OF THE COSTA MESA MUNICIPAL CODE (PLANNING, ZONING AND DEVELOPMENT), RELATING TO ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS AND RELATED FEES**

At the same meeting the City Council will consider: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, ESTABLISHING AND ADOPTING PARK IMPACT FEES FOR ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS**

**Description:** The Costa Mesa City Council will hold a public hearing to consider Code Amendment CO-2020-04 to amend portions of Title 13 of the Costa Mesa Municipal Code (Planning, Zoning, and Development) to modify and establish standards and fees for Accessory Dwelling Units and Junior Accessory Dwelling Units consistent with State law. The update includes revisions to the following chapters: Chapter I, Article 2: Definitions; Chapter IV, Citywide Land Use Matrix; Chapter V, Development Standards; Chapter VI, Off-site Parking Standards; Chapter XI, Subdivisions; Chapter XII, Special Fee Assessments.

**Exhibit A: Park Impact Fees for the Development of Accessory Dwelling Units (ADU's) and Junior Accessory Dwelling Units (JADUs)** is available for review in the City Clerk's Office and on the City's website at <http://costamesaca.gov>.

**Environmental Determination:** The ordinance is exempt from the California Environmental Quality Act ("CEQA") under Public Resources Code section 21080.17 [statutory exemption for second unit ordinances]; CEQA Guidelines sections 15282(h) [statutory exemption for second unit ordinances]; 15303 [new construction or small structures] and 15305 [minor alterations to land] and CEQA Guidelines section 15061 because a recommendation is not a final action, and because the recommended ordinance will not have a significant effect on the environment, because ADUs will largely constitute infill housing which is exempt from CEQA.

**Public Comments:**

Zoom Webinar: Information to sign in will be provided on the agenda. Members of the public who wish to make a comment may submit your public comment via email to the City Clerk at [cityclerk@costamesaca.gov](mailto:cityclerk@costamesaca.gov) and they will be provided to the City Council, made available to the public, and will be part of the meeting record. Any written communications, photos, or other materials for copying and distribution to the City Council that are 10 pages or less, can be e-mailed to [cityclerk@costamesaca.gov](mailto:cityclerk@costamesaca.gov), submitted to the City Clerk's Office on a flash drive, or mailed to the City Clerk's Office. Kindly submit materials to the City Clerk **AS EARLY AS POSSIBLE, BUT NO LATER THAN 12:00 p.m.** on the day of the hearing, **February 2, 2021**. 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. Please note that materials submitted by the public that are deemed appropriate for general audiences will not be redacted in any way and will be posted online as submitted, including any personal contact information. 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 22, 2021

## EXHIBIT A

### PARK IMPACT FEES FOR THE DEVELOPMENT OF ACCESSORY DWELLING UNITS (ADUs) AND JUNIOR ACCESSORY DWELLING UNITS (JADUs)

Adopted by the Costa Mesa City Council

January 19, 2021

#### **ADU Park Impact Fees<sup>1</sup>:**

- ADUs of less than 750 square feet: none
- ADUs of 750 square feet or more on a lot containing single family dwelling(s):  
The product of:  
(full fee for single family dwellings<sup>2</sup>) x (square footage of the proposed ADU / square footage of primary dwelling) = ADU Park Impact Fee
- For ADUs of 750 square feet or more on a lot containing multi-family dwellings:  
The product of:  
(full fee for multi-family dwellings<sup>2</sup>) x (square footage of the proposed ADU / average square footage of the multi-family units on site)

#### **JADU Park Impact Fees<sup>1</sup>:**

- Each JADU shall pay the same park impact fee as is paid for apartments.<sup>2</sup>

<sup>1</sup> Park Impact Fees is in addition to the requirement to pay all other applicable fees (e.g. building permit fees)

<sup>2</sup> See City Council Resolution 15-27.