

**MINUTES OF THE SPECIAL JOINT STUDY SESSION MEETING
OF THE COSTA MESA CITY COUNCIL
AND PLANNING COMMISSION**

SEPTEMBER 10, 2013

CALL TO ORDER

The meeting was called to order by the Mayor at 4:30 p.m. in Conference Room 1A at Costa Mesa City Hall, 77 Fair Drive, Costa Mesa, California.

ROLL CALL

Present: Mayor Righeimer, Mayor Pro Tem Mensinger, Council Member Leece, Council Member Genis, and Council Member Monahan

Planning Commissioners Present: Chair Fitzpatrick, Vice Chair Dickson, Commissioner Matthews, Commissioner McCarthy, Commissioner Sesler

Officials Present: Chief Executive Officer Thomas R. Hatch, City Attorney Thomas Duarte, Assistant CEO Rick Francis, Economic and Development Services Director Gary Armstrong, Public Services Director Ernesto Munoz, Senior Planner Minoo Ashabi, and City Clerk Brenda Green

PUBLIC COMMENT (00:00:28)

Robin Leffler, Costa Mesa, spoke on the small lot ordinance, and setbacks. (00:00:45)

Martin H. Millard, Costa Mesa, spoke on parking concessions, and overlay zones. (00:02:34)

Brian Coggins, Costa Mesa, spoke regarding apartments, setbacks, and sale opportunities. (00:03:59)

Beth Refakes, Costa Mesa, spoke on R-1 neighborhoods and density issues. (00:05:29)

Peter Zender stated that the small lot subdivision ordinance does not mean higher density, spoke on the HUD study, and single family homes vs. condominiums. (00:06:46)

Christian Walsh stated he supports a small lot ordinance as it will make it easier for buyers to find financing and it assists with affordable housing. (00:08:47)

Mayor Righeimer spoke regarding multi-family lots, and that a small lot ordinance does not allow for a higher density. (00:09:39)

PLANNING COMMISSION GOALS AND OBJECTIVES (00:12:02)

DRAFT SMALL LOT ORDINANCE: Discussion of a Zoning Ordinance for Small Lot, Single-family Detached Residential Developments (maximum 15 units) in a Multi-family Residential Zones (00:12:03)

Minoo Ashabi, Senior Planner, spoke on single family detached homes, provided an overview on the small lot ordinance, zoning changes, variances, and that staff recommends the small lot

ordinance only apply to residential developments consisting of a maximum of 15 single family homes. (00:12:06)

Discussion ensued regarding the number of units on a lot, variances, setbacks, common lots, spacing between buildings, condominium association vs. a maintenance association, and the Davis-Sterling Act. (00:17:11)

Commissioner McCarthy spoke on his support for a small lot ordinance because there is a need to build ownership properties that are detached by combining small lots; that homeowners are preferring no common areas; maintenance associations work well, that a small lot ordinance does not increase density; and groups such as HUD are in support as a small lot ordinance increases home ownership, provides for easier financing, and provides affordable housing. (00:33:30)

Discussion ensued regarding parking requirements, visitor parking, and the usage of garages. (00:47:53)

Council Member Leece spoke on affordable housing; guest parking; and an open space lot. (01:02:32)

Council Member Genis spoke regarding minimum lot size. (01:05:25)

Council Member Monahan spoke on second story setbacks; and consolidation of small lots for a project. (01:06:39)

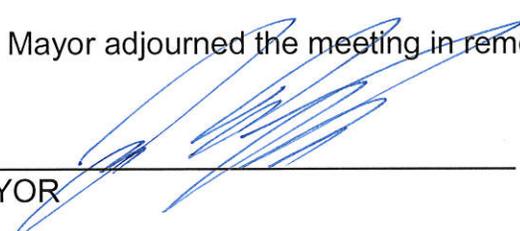
Discussion ensued on parking issues, and impacts. (01:11:29)

Commissioner McCarthy requested a study session regarding parking issues. (01:14:12)

Council Member Leece stated Catalina Shores is a good model for parking. (01:15:35)

Gary Armstrong, Economic and Development Services Director, stated staff would be drafting an ordinance for consideration by the Planning Commission, and that the staff report would include pictures. (01:19:29)

The Mayor adjourned the meeting in remembrance of the September 11th victims at 5:50 p.m.



MAYOR

ATTEST:



CITY CLERK