



CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

DEVELOPMENT SERVICES DEPARTMENT

February 5, 2016

Robert W. McKinnon

Assistant Branch Chief, Asset Management Branch

State of California / Department of General Services

707 3rd Street, 5th Floor

W. Sacramento, CA 95605

Dear Mr. McKinnon:

On October 6, 2015, the City Council directed staff to study a proposed General Plan Land Use Alternative for the Year 2015-2025 General Plan Update. The focus areas for the proposed land use alternatives were based on the individual developmental potential and surrounding land use context.

Pursuant to Council direction at that meeting, the Fairview Developmental Center property was included as a focus area as follows:

Fairview Developmental Center

In anticipation of the future closure of the Fairview Development Center, the recommendation for the Fairview property—to which a unique General Plan land use plan designation would apply—is a mix of residential, open space, and institutional uses.

These uses are to be complementary to the Costa Mesa Golf Course and surrounding residential neighborhoods. The maximum residential density for Fairview would be 15 dwelling units per acre, with a maximum number of 500 residential units for the entire site. Exception: 300 dwelling units at 25 du/acre at the Shannon Mountain's site. Additional housing units may be built, as long as they meet the density bonus provisions pursuant to State law (Government Code Section 65915-65918). At least 25 percent of the site will be dedicated to open space. The inclusion of institutional uses—such as public and private recreational facilities, sports parks, community centers, public facilities, and other similar uses—are also being recommended. The maximum FAR for institutional uses is 0.25 FAR.

A map exhibit prepared by MIG Consulting is attached. The meeting minutes from the October 6th meeting are also attached.

The proposed General Plan Land Use Alternative will be studied in the General Plan EIR. Staff has confirmed receipt of your letters in response to the Notice of Preparation for the General Plan EIR.

If you have any questions or comments regarding the General Plan Update, please contact me at (714) 754-5270.

Sincerely,

A handwritten signature in blue ink that reads "Gary Armstrong, AICP". The signature is fluid and cursive, with a long horizontal stroke at the end.

Gary Armstrong, AICP

Deputy CEO

c: Gerald McLaughlin, Asset Management Branch, State of California

Existing Context



Fairview

October 2015

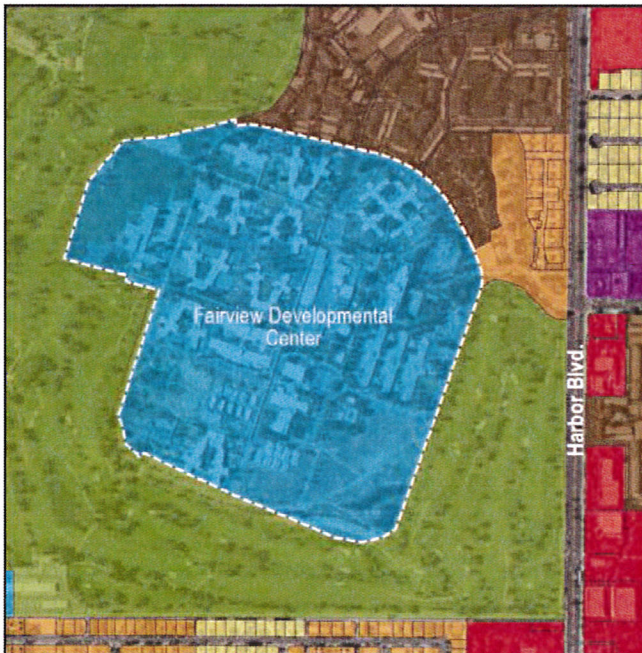
Key Map



Current General Plan Designation

- Low Density Residential (8 du/ac)
- Medium Density Residential (12 du/ac)
- High Density Residential (20 du/ac)
- General Commercial
- Neighborhood Commercial
- Public/Institutional
- Golf Course

Proposed General Plan: New Land Use Designation - Fairview



Existing Development

Beds.....300
 Total Area.....102.6 Acres

Land Use Recommendation

Proposed Land Use Designation..... Fairview
 Residential Units.....500
 Open Space Acres.....28 acres (25%)
 Proposed Maximum Density.....15 DU/AC*
 Proposed Institutional FAR.....0.25 FAR

* Density bonus for provision of affordable housing available per Government Code Sections 65915-65918

**Exception:
 Maximum of 300 units at 25 du/acre
 For Shannon's Mountain site (12 acres)*

REGULAR MEETING OF THE CITY COUNCIL AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY – 5:45 P.M.

October 6, 2015

CALL TO ORDER

The Special Closed Session meeting was called to order by the Mayor at 5:37 p.m. in the Council Chambers at Costa Mesa City Hall, 77 Fair Drive, Costa Mesa, California.

ROLL CALL

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

Council Members Absent: None

PUBLIC COMMENTS ON CLOSED SESSION ITEMS – NONE

CLOSED SESSION

The City Council recessed into Closed Session at 5:38 p.m. to consider the following item:

1. Conference with legal counsel regarding existing litigation: City of Costa Mesa, et al v. Michael Cohen, et al, Sacramento County Superior Court, Case No. 34-2013-80001675, pursuant to California Government Code Section 54956.9(a).

The City Council reconvened at 5:56 p.m.

CALL TO ORDER (00:00:09)

The meeting was called to order by the Mayor at 6:00 p.m. in the Council Chambers at Costa Mesa City Hall, 77 Fair Drive, Costa Mesa, California.

PLEDGE OF ALLEGIANCE (00:00:21) – Council Member Monahan

MOMENT OF SOLEMN EXPRESSION (00:00:49)

Principal Caleb McFerran, Christ Lutheran Church & School, Costa Mesa.

ROLL CALL (00:02:53)

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

Absent: None

Officials Present: Chief Executive Officer Tom Hatch, City Attorney Thomas Duarte, Assistant Chief Executive Officer Rick Francis, Assistant Chief Executive Tamara Letourneau, Economic and Development Services Director Gary Armstrong, Public Services Director Ernesto Muñoz, and City Clerk Brenda Green.

CITY ATTORNEY CLOSED SESSION REPORT (00:03:05) – NONE

- COIN: Council Members Ex Parte Communications pursuant to Municipal Code Section 2-238(b)

ANNOUNCEMENTS (00:03:22)

"Costa Mesa Minute" was played featuring upcoming events and activities in the community.

PRESENTATIONS (00:05:46)

1. Mayor's Award: Social (00:06:04)

Andrew Dorsey and Dan Biello, the owners of SOCIAL, accepted the Mayor's Award.

2. Back to School Bicycle Safety Event

Presentation on Bikeway Safety by Ernesto Munoz, Director of Public Services; and two bikes presented to: Winner #1 – Bike and Helmet Winner: Evan Morales, Age 4; and Winner #2 – Bike and Helmet Winner: Anthony Gonzalez, Age 9.

PUBLIC COMMENTS (00:22:08)

Kathy Esfahani, Costa Mesa, spoke on behalf of the Costa Mesa Affordable Housing Coalition; spoke on the Costa Mesa Motor Inn; and low income housing. (00:23:08)

Beth Rafakes, Costa Mesa, spoke on behalf of the Costa Mesa Military Affairs Team and the collection of candy for the Trunk or Treat event. (00:26:15)

Wendy Leece, Costa Mesa, spoke on the Fire Department reorganization; requested to develop and release ambulance RFP for billing services; comprehensive financial studies; and RFP for private ambulance providers; and spoke on Council Members building projects. (00:28:48)

Mayor Pro Tem Righeimer spoke on building a new home. (00:31:47)

Dr. Nina Reich, Costa Mesa, requested bus benches be replaced; spoke on the homelessness; the closure of bathrooms at parks; and the Brown Act. (00:34:02)

Steve White, Costa Mesa, spoke on 9/11; and political signs. (00:36:52)

Richard Huffman, Costa Mesa, spoke on the sober living homes and their close proximity to each other; and problems associated with the homes. (00:40:21)

Robin Leffler, Costa Mesa, spoke on Wendy Leece's public comments; and negotiations. (00:44:33)

Speaker, Costa Mesa, spoke on public safety on the Westside and bicycle safety; and homeless camping in the area. (00:46:39)

Speaker, Costa Mesa, spoke on leadership. (00:48:40)

Teresa Drain, Costa Mesa, spoke on the violations by the developer at 2600 Harbor Boulevard. (00:50:53)

Speaker, Costa Mesa, spoke on the refund of appeal fees. (00:53:29)

Tamar Goldmann, Costa Mesa, spoke on no complaints regarding motels; and crime. (00:56:35)

Speaker, Costa Mesa, spoke on the sober living homes on Boston Way; Coastal Commission meeting on October 7, 2015 regarding Banning Ranch; and refund of appeal fees. (00:59:44)

COUNCIL MEMBER' REPORTS, COMMENTS, AND SUGGESTIONS (01:02:22)

Council Member Monahan spoke on the prostate cancer fundraiser in November; spoke on Boston Way sober living homes; requested an update on the Newport Blvd. signage and landscaping; requested an update on the School District lights; motel complaints and addressing problems at motels; bus benches; and spoke on the closing of the bathrooms in order to address crime issues. (01:02:26)

Mayor Pro Tem Righheimer requested Staff address complaints by developer at 2600 Harbor Blvd; spoke on the sober living homes on Boston Way and the application process for sober living homes and litigation; and motels and affordable housing. (01:11:00)

Mayor Mensinger spoke on the calls for service at motels; spoke on Vans relocating to Costa Mesa; October 16, 2015 Walk with the Mayor; and October 10, 2015 Halecrest Chili Cook Off. (01:16:45)

Council Member Foley congratulated Vanguard University; requested a meeting with Tamar Goldmann; requested an update on revision to appeals process; spoke on litigation regarding sober living homes; thanked the Bikeability and Walkability

Committee members; plan for low-income affordable housing concerns and update on RINA numbers; and prostate cancer prevention. (01:19:40)

Council Member Genis spoke on the bike safety event; reported on attendance at the League of Cities meeting; group home impacts; Coastal Commission meeting to be held on October 17, 2015 regarding Banning Ranch; spoke on noise complaints by a developer; spoke on housing for moderate income households; and the passing of Forrest Warner. (01:27:08)

REPORT – CHIEF EXECUTIVE OFFICER (CEO) (01:36:55)

Chief Executive Officer Tom Hatch spoke on City Council Study Session Tuesday, October 13, 2015 at 5:00 p.m. on the Library and Neighborhood Community Center; spoke on League of California Conference; and spoke on addressing the 2600 Harbor Blvd. concerns.

Mr. Munoz reported on Costa Mesa Freeway signage and landscaping.

CONSENT CALENDAR (01:40:08)

MOTION: Approve recommended actions for Consent Calendar Item Nos. 1 through 14 except for 9.

MOVED/SECOND: Council Member Monahan/Mayor Pro Tem Righeimer

The motion carried by the following roll call vote:

Ayes: Council Member Foley, Council Member Genis, Council Member Monahan, Mayor Pro Tem Righeimer, and Mayor Mensinger

Nays: None

Absent: None

Motions carried: 5-0

1. **PROCEDURAL WAIVER: MOTION TO APPROVE THE READING BY TITLE ONLY OF ALL ORDINANCES AND RESOLUTIONS. SAID ORDINANCES AND RESOLUTIONS THAT APPEAR ON THE PUBLIC AGENDA SHALL BE READ BY TITLE ONLY AND FURTHER READING WAIVED**

ACTION:

City Council adopted and approved Ordinances and Resolutions by reading title only, and further reading waived.

2. **READING FOLDER**

- a. Claims received by the City Clerk: Southern California Edison, and Erica Berthold.

ACTION:

City Council receive and filed.

3. **WARRANT RESOLUTION NO. 2543 OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, ALLOWING CERTAIN CLAIMS AND DEMANDS, INCLUDING PAYROLL REGISTER NOS. 15-19 FOR \$2,073,899.05, 15-19 "A" FOR \$690.41; AND 15-20 FOR \$2,091,956.75; AND CITY OPERATING EXPENSES FOR \$2,435,921.02; AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID**

ACTION:

Approve Warrant Resolution No. 2543, to be read by the title only, and waived further reading.

4. **2013-2014 SLURRY SEAL PROJECT, CITY PROJECT NO. 13-15**

ACTION:

1. City Council accepted the work performed by American Asphalt South, Inc. and authorized the City Clerk to file the Notice of Completion; and
2. City Council authorized the release of the Faithful Performance Bond one (1) year after the filing date; and released the retention monies 35 days after the Notice of Completion filing date.

5. **MINUTES**

ACTION:

City Council approved the minutes of the Special Joint Study Session of the City Council and Planning Commission Meeting of September 8, 2015, the minutes of the City Council and Successor Agency to the Redevelopment Agency and Special Joint Meeting with the Costa Mesa Housing Authority Meeting of September 15, 2015; and minutes of the Special Closed Session of the City Council Meeting of September 22, 2015.

7. **RELEASE OF BONDS IN CONNECTION WITH ENCROACHMENT PERMIT NO. PS14-00187 FOR STREET IMPROVEMENTS LOCATED AT 2300 HARBOR BOULEVARD, COSTA MESA, CALIFORNIA**

ACTION:

City Council released the Faithful Performance Bond (Certificate No. 389246-C) in the amount of \$67,350 and Labor and Materials Bond (Certificate No. 389246-C) in the amount of \$67,350 for street improvements to Action Development (Contractor), 19060 Rising Sun Road, Corona, California 92881.

8. NOTICE OF INTENT FOR THE VACATION OF A PORTION OF SIDEWALK AND LANDSCAPE EASEMENT AT 580 ANTON BOULEVARD

ACTION:

1. City Council set the Public Hearing for November 3, 2015 for the vacation of a portion of Sidewalk and Landscape Easement at 580 Anton Boulevard; and
2. City Council adopted Resolution No. 15-53, to be read by title only, and further reading waived, of intent to vacate a portion of Sidewalk and Landscape Easement.

10. AWARD THE PURCHASE OF ONE NEW 2015 CATERPILLAR 420F BACKHOE LOADER

ACTION:

City Council approved and authorized the Chief Executive Officer to execute an agreement for the purchase of one (1) new 2015 Caterpillar Backhoe Loader, model 420-F2, with an extended warranty and two (2) Caterpillar pin-lock buckets, through the National Joint Powers Alliance (NJPA) #032515-CAT with Quinn CAT Company, 25961 Wright Street, Foothill Ranch, CA 92610 in the amount of \$127,734.63.

11. AWARD THE PURCHASE OF ONE NEW 2016 FORD F450, 'ROADLINE' STENCIL PAINT TRUCK

ACTION:

City Council approved and authorized the Chief Executive Officer to execute an agreement for the purchase of a 2016 Ford F450, 2-wheel drive supercab truck with a 'Roadline TPMT' stencil/paint truck bed through the National Joint Powers Alliance (NJPA) #102811-NAF with National Auto Fleet Group, 490 Auto Center Drive, Watsonville, California 95076 in the amount of \$114,759.27.

12. DONATION OF PARATRANSIT VEHICLE FROM THE ORANGE COUNTY TRANSPORTATION AUTHORITY SENIOR MOBILITY PROGRAM

ACTION:

City Council accepted the donation of a 2007 Ford El Dorado, Paratransit Vehicle from the Orange County Transportation Authority (OCTA) Senior Mobility Program.

13. HARBOR BOULEVARD AND ADAMS AVENUE INTERSECTION IMPROVEMENT PROJECT, CITY PROJECT NO. 13-09

ACTION:

1. City Council accepted the work performed by All American Asphalt and authorized the City Clerk to file the Notice of Completion; and
2. City Council released the Labor and Material Bond seven (7) months after the filing date; released the Faithful Performance Bond one (1) year after the filing date; and released the retention monies 35 days after the Notice of Completion filing date.

14. PROFESSIONAL AUDIO/VIDEO DESIGN SERVICES FOR CITY COUNCIL CHAMBERS, CONFERENCE ROOM 1A AND NEW COMMUNITY MEETING ROOM; AND AUDIO/VIDEO RELATED CONSTRUCTION MANAGEMENT SERVICES

ACTION:

1. City Council awarded a professional services agreement to Triton Technology in an amount not to exceed \$136,125 for audio/video consulting services to:
 - a) Update City's existing audio/video design and specifications for upgrades to City Council Chambers, Conference Room 1A and Costa Mesa TV broadcast systems, and
 - b) Provide audio/video design services for a new community meeting room located in the former print shop of City Hall; and
 - c) Provide related audio/video construction management services; and
2. City Council authorized the City's Chief Executive Officer to execute the Professional Services Agreement.

----- **END OF CONSENT CALENDAR** -----

PUBLIC HEARINGS – 7:00 p.m. (Resolution No. 05-55): NONE

OLD BUSINESS : NONE

NEW BUSINESS: (01:41:01)

1. PROPOSED GENERAL PLAN LAND USE ALTERNATIVE FOR THE YEAR 2015-2025 GENERAL PLAN UPDATE (01:41:03)

City Attorney, Tom Duarte, stated that Council Member Monahan has a conflict of interest due to his business and residence on Newport Boulevard is within 500

feet. Council Member Monahan will recuse himself from voting on item A1 – Residential Incentive Overlay; however, will return to vote for the rest of the items. Council Member Monahan will be permitted to watch the item on television in another room in order to hear Staff's presentation and public comments. (01:41:36)

Council Member Monahan recused himself at 7:46 p.m.

Staff report, including a PowerPoint presentation presented by Laura Stetson, AICP, Principal, MIG Incorporated. (01:43:04)

City Council recessed at 7:57 p.m.

City Council reconvened at 8:04 p.m.

Public Comments: (02:39:00)

Kyle Woosley, Costa Mesa, spoke in support of the General Plan update. (02:39:46)

Kathy Esphani, Costa Mesa, spoke on the residential incentive overlay; Harbor Boulevard; encourages affordable housing; and spoke in opposition to the current plan. (02:40:01)

Flo Martin, Costa Mesa, spoke on Fairview Developmental Center, and spoke in support of 15 dwelling units per acre with a maximum of 25 with a density bonus. (02:43:11)

Robert Sterling, employed by Fairview Developmental Center; spoke in opposition to proposed density; spoke on prevailing wage, and soccer fields. (02:45:10)

Dianne Russell, Member of the Costa Mesa Affordable Housing Coalition, requested to reinstate general plan use overlay at Fairview Development Center that allows a developmental capacity of 1,000 units at a maximum density of 40 units; and requested higher density. (02:55:42)

Don Holland, Costa Mesa, spoke on 40 units per acre are for apartments; existing overlays; spoke on incentives and the economy. (02:57:50)

Murray McQueen, President of Tribune Real Estate Holding – owner of the LA Times site, spoke on converting the location to create offices and additional jobs. (03:01:08)

Linda Tang, Costa Mesa Affordable Housing Coalition, spoke on development incentives for those who set aside 20% for low incoming households; spoke on

land use decisions; spoke on density bonuses; requested delaying the finalization of draft; and submitted a letter from the Costa Mesa Affordable Housing Coalition. (03:03:02)

Speaker, Costa Mesa, spoke on affordable housing; traffic impacts; and Banning Ranch. (03:05:01)

Ginger Roberts, Costa Mesa, spoke on the removal of the mixed-use overlay; and the rezoning of mobile home parks. (03:06:24)

Wendy Leece, Costa Mesa, spoke in opposition to increased density; and traffic study. (03:07:51)

Robin Leffler, Costa Mesa, spoke on a traffic study; and citizen's comments be included for consideration. (03:10:26)

Cynthia McDonald, Costa Mesa, spoke on citizen comments that should be included for consideration of the General Plan; and residential developments. (03:12:54)

Peter Lauter, on behalf of Whittier Law School, spoke on the inclusion of their property in the General Plan update; and consideration of a mixed use property including residential. (03:16:01)

Richard Huffman, Costa Mesa, spoke on General Plan terminology; spoke on 40 units per acre; and industrial buildings on the Westside. (03:17:32)

Greg Sullivan, Costa Mesa, spoke on changing areas to meet walkability; affordable housing and density; and the difficulty to meet 40 units per acre. (03:21:53)

Jay Humphrey, Costa Mesa, spoke on Azulon Senior Project; parking standards; traffic; and affordable housing. (03:24:34)

Brian Cowell, Costa Mesa, spoke on the traffic on Baker and Bristol; and affordable housing. (03:27:50)

Christopher Otis, Costa Mesa, spoke on the widening of Wilson Street. (03:30:14)

Gary Monahan, Costa Mesa resident, homeowner, and business owner, requested 24 dwelling units per acre on certain areas South of his business to promote activity. (03:33:02)

Discussion ensued on the conflict of interest law. (03:35:40)

Council Member Genis spoke on housing density bonuses; affordable housing; recommended base densities be lowered, such as 40 units per acre; and supports housing for workforce. (03:37:46)

For the Proposed General Plan Land Use Alternative, City Council gave staff the following direction:

A1-A. Residential Incentive Overlay on Newport Blvd. within 500-ft. Radius Area

MOVED/SECOND: Mayor Pro Tem Righeimer/Mayor Mensinger (03:40:45)

MOTION: Residential Incentive Overlay to consist of 40 du/acre along Newport Boulevard on the properties Council Member Monahan must abstain from voting on as delineated on the attached map (attachment 1), due to residence and place of business within 500' radius of properties in the overlay zone; and staff to return with a traffic study.

The motion failed by the following roll call vote:

Ayes: Mayor Pro Tem Righeimer and Mayor Mensinger

Nays: Council Member Foley and Council Member Genis

Abstain: Council Member Monahan

Absent: None

Motion failed: 2-2-1

Council Member Monahan returned to the dais. (03:43:55)

A1-B. Residential Incentive Overlay on Newport Blvd. and Harbor Blvd.

MOVED/SECOND: Mayor Pro Tem Righeimer/Mayor Mensinger (03:44:44)

The motion carried by the following roll call vote:

Ayes: Council Member Monahan, Mayor Pro Tem Righeimer and Mayor Mensinger

Nays: Council Member Foley and Council Member Genis

Absent: None

Motion carried: 3-2

ACTION:

City Council approved the Residential Incentive Overlay along Newport Boulevard (Attachment 2) and Harbor Boulevard (Attachment 3) consisting of 40 du/acre, excluding the properties pertaining to Council Member Monahan's conflict of interest area (Attachment 1); and Staff to return with a traffic study.

MOVED/SECOND: Council Member Foley/Council Member Genis

MOTION: To not include a Residential Incentive Overlay consisting of 40 du/acre along Harbor Boulevard.

SUBSTITUTE MOTION: (03:45:20)

MOVED/SECOND: Mayor Pro Tem Righeimer/Mayor Mensinger

The motion carried by the following roll call vote:

Ayes: Council Member Monahan, Mayor Pro Tem Righeimer and Mayor Mensinger

Nays: Council Member Foley and Council Member Genis

Absent: None

Motion carried: 3-2

ACTION

City Council approved the Residential Incentive Overlay along Newport Boulevard (Attachment 2) and Harbor Boulevard (Attachment 3) consisting of 40 du/acre, excluding the properties pertaining to Council Member Monahan's conflict of interest area (Attachment 1); and Staff to return with a traffic study. This includes parcels identified in blue on Newport Boulevard (Attachment 2).

A2. Segerstrom Home Ranch

MOVED/SECOND: Council Member Foley/Mayor Pro Tem Righeimer

The motion carried by the following roll call vote:

Ayes: Council Member Foley, Council Member Genis, Council Member Monahan, Mayor Pro Tem Righeimer and Mayor Mensinger

Nays: None

Absent: None

Motion carried: 5-0

ACTION:

City Council approved Segerstrom Home Ranch at a maximum of 1.2 million square feet, or 0.64 FAR of office uses on the development site.

A3. Sakioka Lot 2

MOVED/SECOND: Mayor Pro Tem Righeimer/Council Member Monahan

The motion carried by the following roll call vote:

Ayes: Council Member Foley, Council Member Genis, Council Member Monahan, Mayor Pro Tem Righeimer and Mayor Mensinger

Nays: None

Absent: None

Motion carried: 5-0

ACTION:

City Council approved Sakioka Lot 2 at a maximum density of 80 dwelling units per acre without any changes to the existing trip budget, maximum 660 units, any other development standards as specified in the North Costa Mesa Specific Plan; and no increase in the trip budget.

A4. SoBECA

Discussion ensued regarding maximum amount of dwelling per acre, density, and traffic trips.

MOVED/SECOND: Mayor Pro Tem Righeimer/Mayor Mensinger (04:02:30)

The motion carried by the following roll call vote:

Ayes: Council Member Monahan, Mayor Pro Tem Righeimer and Mayor Mensinger

Nays: Council Member Foley and Council Member Genis

Absent: None

Motion carried: 3-2

ACTION:

City Council approved SoBECA Mixed-use Overlay Zone with a site-specific density of 40 dwelling units per development lot with an overall cap of 20 du/acre in the overall urban plan area; and capped at a maximum number of 450 units.

A5. Harbor Mixed-Use Overlay Zone

MOVED/SECOND: Mayor Pro Tem Righeimer/Mayor Mensinger (04:10:47)

The motion carried by the following roll call vote:

Ayes: Council Member Foley, Council Member Genis, Council Member Monahan, Mayor Pro Tem Righeimer and Mayor Mensinger

Nays: None

Absent: None

Motion carried: 5-0

ACTION:

City Council approved South End of Harbor Mixed-Use Overlay Zone as a new mixed-use planned development area with a maximum 1.0 FAR and maximum specified residential density of 20 du/acre; and does not include mobile home parks.

A6. Fairview Development Center

MOVED/SECOND: Council Member Monahan/Mayor Pro Tem Righeimer (04:17:41)

MOTION: Property with a new land use designation of .25 FAR Institutional; minimum 25% open space for recreational purposes, and maximum cap of 500 dwelling units at maximum 25 du/acre.

MOVED/SECOND: Council Member Foley/Council Member Genis

SUBSTITUTE MOTION: Direct Staff to return with alternatives to carve out the Shannon Mountain project, address issues raised by Council; and provide additional information on Senate Bill 82.

The motion failed by the following roll call vote:

Ayes: Council Member Foley and Council Member Genis

Nays: Council Member Monahan, Mayor Pro Tem Righeimer and Mayor Mensinger

Absent: None

Motion failed: 2-3

Council Member Monahan withdrew his previous motion. (04:33:22)

MOVED/SECOND: Mayor Pro Tem Righeimer/Council Member Monahan

The motion carried by the following roll call vote:

Ayes: Council Member Foley, Council Member Genis, Council Member Monahan, Mayor Pro Tem Righeimer and Mayor Mensinger

Nays: None

Absent: None

Motion carried: 5-0

ACTION:

City Council approved Fairview Development Center property with a new land use designation consisting of: 0.25 FAR Institutional, minimum 25% open space for recreational purposes, and maximum cap of 500 dwelling units for the entire site at 15 du/acre; except 300 dwelling units at 25 du/acre for the Shannon Mountain site (12 acre site) is allowed.

A7. LA times Site

MOVED/SECOND: Mayor Pro Tem Righeimer/Council Member Monahan

The motion carried by the following roll call vote:

Ayes: Council Member Foley, Council Member Genis, Council Member Monahan, Mayor Pro Tem Righeimer and Mayor Mensinger

Nays: None

Absent: None

Motion carried: 5-0

ACTION:

City Council approved the LA Times Site at a maximum 0.64 FAR for office uses and 0.54 FAR for retail/commercial uses in a Commercial Center land use designation.

Council Member Foley requested information on alternatives for the area.

Mayor Mensinger stated he does not support residential for the area.

City Council did not direct staff to study any additional land use alternatives.

City Council recessed at 10:50 p.m.

City Council reconvened at 10:59 p.m.

2. PROPOSED URBAN PLAN AMENDMENT TO AMEND THE SOBECA AND WESTSIDE URBAN PLANS (04:44:20)

Staff report, including a PowerPoint presentation presented by Assistant Development Services Director, Claire Flynn. (04:44:41)

Public Comments:

Walt Clanton, Costa Mesa, spoke on lots on the Westside; density; and parking issues. (04:58:10)

Linda Tang, Costa Mesa Affordable Housing Coalition & Kennedy Commission, recommended 20% set aside for affordable housing. (04:59:53)

Cynthia McDonald, Costa Mesa, spoke on appealing to buyers; and transitional housing. (05:02:05)

Christopher Otis, Costa Mesa, spoke in support of bikeability and walkability in the City. (05:03:25)

Mayor Pro Tem Righeimer spoke in support of new restrictions. (05:04:25)

Discussion ensued on live/work space minimum requirements. (05:05:09)

Council Member Foley expressed concern with Table A, #5 – Promote and better define work space in live/work unit. (05:05:39)

Council Member Genis spoke on live/work space; and the need for bikeability and walkability committee to review pedestrian connections. (05:07:08)

Discussion ensued on the enforcement procedure for short term vacation and boarding houses; and enforcement and determination of workspace being used for offices versus bedrooms. (05:10:31)

MOVED/SECOND: Mayor Pro Tem Righeimer/Council Member Monahan
The motion carried by the following roll call vote:

Ayes: Council Member Foley, Council Member Genis, Council Member Monahan, Mayor Pro Tem Righeimer and Mayor Mensinger

Nays: None

Absent: None

Motion carried: 5-0

ACTION:

City Council directed Staff to proceed with an Urban Plan Amendment to amend the SoBECA and Westside Urban Plans.

3. GENERAL PLAN SCREENING GPS-14-04 FOR PROPOSED 28-UNIT RESIDENTIAL PROJECT AT 440 FAIR DRIVE (05:16:44)

Staff report, including a PowerPoint presentation presented by Minoo Ashabi, Principal Planner. (05:17:02)

Steve Sheldon, Applicant of Sheldon Development, presented a PowerPoint presentation. (05:22:30)

MOVED/SECOND: Council Member Monahan/Mayor Pro Tem Righeimer
The motion carried by the following roll call vote:

Ayes: Council Member Foley, Council Member Genis, Council Member Monahan, Mayor Pro Tem Righeimer and Mayor Mensinger

Nays: None

Absent: None

Motion carried: 5-0

ACTION:

City Council approved to continue the meeting passed midnight.

Public Comments:

Teresa Drain, Costa Mesa, thanked applicant for the community meetings; spoke on maintaining current land use element; and requested lower density. (05:36:40)

Carolyn Van Hosen, Costa Mesa, spoke in favor of the project; substantial improvement; and complimented design. (05:39:45)

Walt Clanton, Costa Mesa, expressed concern with traffic patterns. (05:41:09)

Corina Bellino, Costa Mesa, spoke in support of the project; and less traffic trips. (05:43:24)

Tara McFadden, Costa Mesa, spoke in favor of the project. (05:44:35)

Ahmet Demirel, Costa Mesa, spoke in favor of the project. (05:45:49)

Doug Vogel, Costa Mesa, spoke in favor of the project. (05:46:22)

Stephen Thornton, Costa Mesa, spoke in favor of the project. (05:48:16)

Cynthia McDonald, Costa Mesa, spoke in opposition to the project; and the need for additional open space. (05:49:18)

Christopher Otis, Costa Mesa, suggested adding another exit. (05:50:17)

Council Member Foley spoke on the odor of the gas fuels; and issues with roof decks. (05:51:07)

Council Member Genis spoke on focusing on amending the General Plan; and concern with density. (05:53:20)

Mayor Pro Tem Righeimer spoke on proposed density. (05:58:55)

MOVED/SECOND: Council Member Foley/Council Member Monahan

The motion carried by the following roll call vote:

Ayes: Council Member Foley, Council Member Genis, Council Member Monahan, Mayor Pro Tem Righeimer and Mayor Mensinger

Nays: None

Absent: None

Motion carried: 5-0

ACTION:

City Council accepted the General Plan Amendment request for processing to amend the land use designation from Neighborhood Commercial to Planned Development Residential related to development of a 28-unit residential development at 440 Fair Drive.

ITEMS REMOVED FROM THE CONSENT CALENDAR (06:06:25)

9. FAIRVIEW PARK NORTH BLUFF TRAIL REALIGNMENT – CHANGE ORDER NO. 3 (06:06:28)

Council Member Genis spoke on concerns with lighting; no provisions in Fairview Park Master Plan. (06:06:50)

Staff report, presented by Director of Public Services, Ernesto Munoz.

Mr Munoz spoke on contract with Kabbara Engineering and that it does include electrical engineering services for lighting the main parking lot at Fairview Park. (06:08:23)

Council Member Genis spoke on issues not in the Master Plan; and concern with environmental consequences. (06:10:02)

Public Comments:

Christopher Otis, Costa Mesa, encouraged using solar lights. (06:11:18)

MOVED/SECOND: Council Member Monahan/Mayor Pro Tem Righeimer
The motion carried by the following roll call vote:

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

Nays: Council Member Foley

Absent: None

Motion carried: 4-1

ACTION:

City Council approved Contract Change Order No. 3 in the amount of \$82,727.00 and authorized the Chief Executive Officer to execute Contract Change Order No. 3.

REPORT – CITY ATTORNEY – NONE (06:12:13)

ADJOURNMENT (06:12:24)

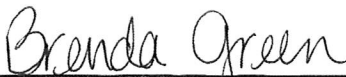
The Mayor and City Council adjourned in memory of Forrest Werner at 12:28 a.m.

Minutes adopted on this 20th day of October, 2015.



Stephen M. Mensinger, Mayor

ATTEST:



Brenda Green, City Clerk