

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

January 28, 2014

CALL TO ORDER

The meeting was called to order by the Mayor at 4:35 p.m. at the Emergency Operations Center (EOC), Civic Center, 77 Fair Drive, Costa Mesa, California.

ROLL CALL

Present: Mayor Righeimer, Mayor Pro Tem Mensinger, Council Member Monahan, Council Member Genis, Commissioner McCarthy, Commissioner Sesler, and Chair Fitzpatrick.

Absent: Council Member Leece, Vice Chair Dickson, and Commissioner Matthews

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.

GENERAL PLAN UPDATE – LAND USE ALTERNATIVES (00:01:10)

Presentation by Laura Stetson from MIG. (00:01:30)

PUBLIC COMMENTS (00:58:55)

Jay Humphrey, Costa Mesa, spoke on density, park space, impact fees, and urbanization of the Westside. (00:59:00)

Perry Valantine, Costa Mesa, spoke about potential development in areas A, B, G and F; and expressed concerns regarding density and development impacts on Harbor Boulevard, Newport Boulevard, and areas of the Westside. (01:01:37)

COUNCIL AND COMMISSION COMMENTS (01:03:15)

Mayor Righeimer read a letter from Council Member Leece regarding traffic impacts, density, involvement of residents in the process, mobile home parks, and changes to Area E in the Westside Mixed Use and Overlay zone. (01:03:21)

Council Member Genis spoke on high density housing, affordable housing, maximizing development potential, long-term economic viability of elements in the General Plan, industrial shifting to high density residential, mobile home uses, the number of police calls, and stress on infrastructure. (01:04:45)

Commissioner McCarthy spoke about vacant and underutilized spaces, the north area of Costa Mesa and the opportunity to grow in the area, the number of apartments recently built in the city, traffic impacts, bikeability, and walkability. (01:10:07)

Mayor Righeimer commented on residential apartment buildings, traffic mitigation, and fixing properties in Area A; consolidation of properties on Harbor Boulevard; motels, Westside land use and overlays, and traffic on Newport Boulevard; densities with two properties in the Westside; traffic issues, the Baker apartment project, and offices in the SoBeca area; and consolidation in the airport area. (01:13:33)

Council Member Genis commented on vacancy rate in the SoCo area, expressed concern in the loss of industrial, and retail space available at South Coast Plaza. (01:24:44)

City Council and Commission directed staff regarding land use alternatives, areas that do not need to be addressed, daily trips, consolidation of lots on Harbor Boulevard, and the area north of Baker Street (Area F). (01:26:27)

Gary Armstrong, Economic and Development Service Director, spoke of the next steps in the process. (01:32:46)

COUNCIL MEMBERS' REPORTS, COMMENTS, AND SUGGESTIONS

Mayor Righeimer adjourned the meeting at 6:08 p.m.



Stephen M. Mensinger, Mayor



Brenda Green, City Clerk