

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

**OCTOBER 20, 2011**

**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 Monahan, Mayor Pro Tem Righeimer, Council Member Leece, Council Member Mensinger, and Council Member Bever

Absent: None

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

Officials Present: Interim Assistant CEO Peter Naghavi, Interim Public Services Director Ernesto Munoz, Assistant Development Services Director Claire Flynn, Acting Economic and Interim Development Services Director Khanh Nguyen, Chief of Code Enforcement Willa Bouwens-Killeen, City Clerk Julie Folcik

Council Member Leece recused herself due to a potential conflict of interest. (00:00:20)

Mayor Monahan stated this was an informational meeting only; first formal presentation of the Banning Ranch Development; speakers will be allowed one minute each; all questions will be answered on the website and directly to the person via e-mail; and time limit on eight items being presented. (00:00:37)

**PUBLIC COMMENTS (00:03:23)**

Jim Mansfield, Costa Mesa, spoke on the proposed properties by Banning Ranch; impact on 17<sup>th</sup> St.; and schools. (00:03:37)

Chris Bunyan, Corona Del Mar, spoke on the density of the Banning Ranch Project, and increased traffic. (00:04:54)

Jim Mosher, Newport Beach, spoke on an environmental report conducted by the City of Newport Beach. (00:06:03)

Chip Stassel, Costa Mesa, spoke on benefits for the City from the Banning Ranch Project. (00:07:22)

Daniel Cassades, Costa Mesa, opposed the project due to the environmental impact. (00:08:18)

John Ursini, Costa Mesa, spoke on the positive impacts the project will bring to the Westside. (00:09:45)

Tim De Cinces, Costa Mesa, spoke in support of the project; and the benefits to the Westside. (00:10:47)

Ron Frankiewicz, Costa Mesa, read excerpts from the Environmental Impact Report regarding traffic and noise; and intersections concerned with the Banning Ranch Project. (00:11:33)

Arthur Goddard, Costa Mesa, spoke on traffic impacts in Costa Mesa, and past issues concerning Newport Beach. (00:12:47)

Debby Koken, Costa Mesa, spoke in opposition to the project. (00:14:11)

Terry Koken, Costa Mesa, spoke in opposition to the project. (00:15:02)

Eleanor Egan, Costa Mesa, spoke on traffic impacts in Costa Mesa. (00:15:36)

Tom Egan, Costa Mesa, stated Costa Mesa is the dumping grounds for Newport Beach. (00:16:04)

Lisa Rios, Costa Mesa, spoke on traffic impacts to Costa Mesa. (00:17:16)

## **DISCUSSION ITEM - NEWPORT BANNING RANCH DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) (00:18:13)**

### **1. Introduction – City of Costa Mesa CEO (00:18:13)**

CEO Hatch stated that City Staff has been working on responses to the EIR; introduced Patrick Alford who will be speaking on the process, discussed how residents can formally respond to the RFP; welcomed George Basye and Mike Mohler from Newport Banning Ranch; and gave a brief overview of the agenda. (00:18:15)

### **2. Overview – City of Newport Beach (00:20:16)**

Patrick Alford, Planning Manager for the Planning Division of the Community Development Department of the City of Newport Beach, presented a slide presentation of the Banning Ranch project overview, and proposed Master Development Plan. (00:20:18)

**3. Newport Banning Ranch Team (00:26:06)**

George Basye and Mike Mohler, Newport Banning Ranch Team, presented a slide presentation on the development of the Banning Ranch project, Newport Beach General Plan, site conditions, roadways; and discussed residential neighborhoods. (00:26:19)

**4. Costa Mesa City Staff (00:53:40)**

Peter Naghavi, Interim Assistant CEO, presented a slide presentation on traffic analysis; and impacts in Costa Mesa regarding the Banning Ranch project. (00:54:15)

**5. Council Questions (01:01:44)**

Council Member Bever requested Mr. Naghavi post the answers to the following questions: are all the traffic impacts considered in the existing General Plan; are the traffic mitigations paid for by the project; any opportunity for Bluff Road not to go all the way from Coast Hwy to 19<sup>th</sup> Street, and proposed density on the Costa Mesa side of the line. (01:02:05)

Council Member Mensinger requested Mr. Naghavi post the answers to the following questions: the total cost of the mitigation for traffic and over what time frame; how does the open space interact with Banning Ranch, Talbert and the County island issue; and what does this do to the Newport/55 corridor as far as traffic impacts in relation to Banning Ranch. (01:04:23)

Mayor Monahan requested Mr. Naghavi post the answers to the following questions: whether or not, and if not, if it could take into consideration the 55 Freeway extension study being looked at, and would the impacts either increase or decrease if that were to go through; and could Bluff Road stop at 17<sup>th</sup> Street and what would the increase of pressure be on 17<sup>th</sup> Street. (01:06:05)

Mayor Pro Tem Rigeimer requested Mr. Naghavi post the answers to the following questions: what about cut through traffic on the Eastside; how is the open space endowment going to be funded and how do you pick someone to be in charge of the process; eastern edge of the property shows a large amount of green space, are their plans for ball fields, play fields or some kind of facilities for the kids to use, and if it is how are the costs of the improvements to be done. (01:06:40)

**6. Banning Ranch Conservancy (01:07:44)**

Terry Welsh, President of the Banning Ranch Conservancy, presented a slide presentation on Banning Ranch open space; wildlife and coastal nature preserve, Measure M funds; Bluff Road, and 19<sup>th</sup> Street. (01:08:03)

**7. Council Questions (01:16:44)**

Discussion ensued regarding money raised for the Conservancy; property restoration, clean-up, improvements, and public use, property clean-up costs, and property value; and the OCTA Grant money, purchasing contaminated property, and community park land. (01:16:56)

Discussion ensued regarding property clean-up, sports park areas, and Sunset Ridge; land acquisition and habitat restoration, soccer fields, and public support; and the length of time it will take to get the project done and the clean-up risk. (01:27:47)

Mayor Monahan requested Mr. Naghavi return to Council with information regarding the OCTA Mitigation Grants; and discussion ensued regarding the size of two soccer fields. (01:39:43)

**8. Final Comments – Newport Banning Ranch Team (01:40:38)**

Mike Mohler, Newport Banning Ranch Team, stated they are committed to working with Costa Mesa to create an enforceable program to mitigate traffic impacts; and purchasing Banning Ranch. (01:40:49)

**COUNCIL MEMBER AND COMMISSION COMMENTS AND SUGGESTIONS (01:45:30)**

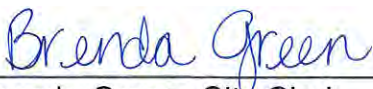
Ethan Temianka, Costa Mesa Parks and Recreation Commissioner, requested information to be posted on the 17 acres being drilled on and the timeline as to when they will be done. (01:45:51)

The Mayor adjourned the meeting at 5:45 p.m.



Stephen M. Mensinger, Mayor

ATTEST:



Brenda Green, City Clerk