

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

September 8, 2015

CALL TO ORDER

The meeting was called to order by the Mayor at 5:05 p.m. at The Neighborhood Community Center, 1845 Park Ave, Costa Mesa, California.

ROLL CALL

Present: Mayor Mensinger, Mayor Pro Tem Righeimer, Council Member Foley (arrived at 5:40 p.m.), Council Member Genis, Chair Dickson, Vice-Chair Matthews, Commissioner Andranian, Commissioner McCarthy; and Commissioner Sesler (Arrived at 5:25 p.m.)

Absent: Council Member Monahan

Officials Present: Chief Executive Officer Thomas R. Hatch, City Attorney Thomas Duarte, Assistant CEO Rick Francis, Assistant CEO Tamara Letourneau, Economic and Development Services Director Gary Armstrong, Public Services Director Ernesto Munoz, Assistant Director of Development Services Claire Flynn, and City Clerk Brenda Green.

ITEMS FOR DISCUSSION (00:00:37)

1. PROPOSED LAND USE ALTERNATIVE FOR THE YEAR 2015-2025 GENERAL PLAN UPDATE, INCLUDING THE FAIRVIEW DEVELOPMENTAL CENTER (2501 HARBOR BOULEVARD) AND LOS ANGELES TIMES (1375 SUNFLOWER AVENUE) SITES

Presentation by Laura Stetson, Principal, MIG Consulting, LLC, Daryl Zerfass, Principal and Traffic Engineer at Stantec Consulting, and Roger Dale, Economic Consultant with the Natelson Dale Group; including a summary of the process to date; prior direction and action; proposed land use changes; property owners requests; traffic implications; and economic implications. (00:02:06)

Discussion ensued on the Land Use Changes proposed city-wide effecting only 4% of properties; no changes to the Westside Urban Plans; focus on encouraging revitalization; and new development where traffic can be accommodated. (00:06:58)

Discussion ensued on the Segerstrom Home Ranch property and allowable development; floor area ratio (FAR); and maintaining the current traffic trips. (00:07:41)

Discussion ensued on the Sakioka Lot 2; FAR; allowing additional units per acre; and traffic trips. (00:08:48)

Discussion ensued on two areas where Residential Incentive Overlays are proposed: Harbor Blvd and Newport Blvd. (00:09:35)

Discussion ensued on the SoBECA Urban Plan; increased density; and a cap on residential units. (00:12:12)

Discussion ensued on the Harbor Boulevard Mixed Use Overlay; and consolidation of properties. (00:12:47)

Discussion ensued on Fairview Developmental Center; State owned property; and anticipated uses. (00:13:48)

Discussion ensued on the LA Times property at 1375 Sunflower; and Robinson Pharma at 1683 Sunflower. (00:15:26)

Discussion ensued on market-based development assumptions; preliminary fiscal projections; and refinement of Fiscal Impact Model.

Laura Stetson requested City Council to provide direction on any further changes to the draft land use plan; authorize preparation of General Plan Amendments based on draft land use plan; authorize preparation of EIR; identify possible alternatives to be considered in the EIR; and, spoke on the proposed timeline. (00:35:00)

Council Member Genis requested the studies for the traffic model and economic model; density; and traffic trip generation rate. (00:37:30)

PUBLIC COMMENTS (00:43:05)

Leonard Clickmen, Costa Mesa, spoke on behalf of Rose Equities and the property located at 1683 Sunflower; and advantages for future projects. (00:44:46)

Ross Bourne, Costa Mesa, spoke on adequate amenities to keep big name tenants within the City. (00:47:11)

George Sakioka, Costa Mesa, spoke on capital development and long term economic vitality. (00:48:03)

Kathy Esfahani, Costa Mesa, spoke on the Fairview Developmental Site; residential overlay for Harbor Blvd and Newport Blvd; the need for affordable housing; transitional housing; and low income. (00:49:51)

Kyle Woosley, Costa Mesa Chamber of Commerce, spoke in favor of development and economic development; land use; and a balanced approach. (00:51:58)

Tamar Goldmann, Costa Mesa, spoke on finances; traffic; and urged a moratorium on development until parking issues are addressed. (00:53:10)

Robin Leffler, Costa Mesa, spoke on the existing General Plan; and requested a later start time for Study Sessions. (00:55:14)

Dianne Russell, Costa Mesa, spoke on plans for working families and homeless in Costa Mesa. (00:57:19)

Christine Nolf, Costa Mesa, spoke on the incorporation of affordable housing. (00:58:15)

Mary Godwin, Costa Mesa, expressed concern with increased density; and parking problems. (00:59:49)

Rebecca Ramon, Costa Mesa, spoke on progress in Costa Mesa and the needs of the community. (01:01:44)

Carl Cade, with Tribune Real Estate Holdings, spoke on the LA Times site; and creating a dynamic mixed-use commercial project. (01:02:17)

Linda Tang, spoke on behalf of Costa Mesa Affordable Housing Coalition, spoke in support of affordable housing; and setting aside 20% for lower income households. (01:03:43)

Jeff Dritley, Managing Partner at Kearney Real Estate Company, spoke on partnering with the Tribune Company; revitalization; FAR density; and urban commercial use and mixed-use overlays. (01:05:23)

Kristina Tijerina, Costa Mesa, spoke in support of the General Plan. (01:07:31)

Eleanor Egan, Costa Mesa, spoke on the traffic studies; West 19th St. traffic problems; park fees; and mixed-use overlay. (01:09:08)

Wendy Leece, Costa Mesa, spoke on the General Plan visioning statement; the need for open space; and listening to residents input. (01:11:18)

Speaker, Costa Mesa, spoke in support of Commissioner McCarthy's comments pertaining to the Fairview Developmental site; requested the inclusion of input from the public regarding the Fairview Park Developmental site; and an opportunity for City sports fields. (01:13:22)

Kim Hendricks, Costa Mesa, spoke in favor of low density uses; and spoke on reduced traffic; water resources; and required impact analysis. (01:15:29)

Gay Royer, Costa Mesa, spoke on having a Veterans site at Fairview Developmental Site. (01:17:37)

Jay Humphrey, Costa Mesa, spoke on the increase of high density houses; loss of jobs; and affordable housing. (01:19:19)

Justin McCluster, CJ Segerstrom & Sons, spoke on Home Ranch; quality of life; and requested the consistency of trips to match the use. (01:21:23)

Jim Kevrins, Costa Mesa, spoke in support of the infill and live/work units; and supports additional safe bicycle lanes. (01:22:39)

Cynthia McDonald, Costa Mesa, expressed concern regarding traffic impacts north of the 405; spoke on walkability and bikeability; and developer assessed impact fee for bikeways and trails. (01:24:42)

John Howley, Costa Mesa, spoke in support of Fairview Park remaining as parkland and open space; and \$5 million towards road work and repairs. (01:26:52)

Barrie Fisher, Costa Mesa, spoke on affordable senior housing. (01:27:56)

Mike Balsamo, representing the Building Industry Association, spoke on the General Plan process; and that more residential housing is needed. (01:29:09)

Anna Vrska, Costa Mesa, requested calculations regarding traffic and economic studies; spoke on water shortage; lower density housing; and a better balance between resident's requests and the developer; and does not support the changes to the General Plan as presented. (01:30:25)

Susan Iwamoto, Costa Mesa, spoke on enhanced infrastructure financing districts; and the need for affordable housing. (01:32:23)

Matt Hardke, on behalf of Todd Ferguson and Donald Shermen, requested their properties to be included in the Harbor Residential Overlay in order to consolidate the parcels located at the South West corner of Harbor and Victoria. (01:34:18)

Brandon Johnson, Costa Mesa, spoke on addressing the North Costa Mesa area as a total comprehensive area, and spoke on the Fairview Developmental Site. (01:35:38)

Robert Sterling, Costa Mesa, spoke on the Fairview Developmental Center Site. (01:38:14)

Speaker, on behalf of the Costa Mesa Affordable Housing Coalition, spoke on the residential overlay; density bonus; incentives for market rate; and requiring developers to provide a 20% allocation to affordable housing. (01:39:49)

DIRECTION FROM COUNCIL AND COMMISSION

Council Member Foley

- Open to residential north of 405. Thought that done correctly, mix use could benefit the commercial area and also reduce traffic.
- Would like to consider and study the traffic study, alternative 2, pg. 4b of staff

report.

- Fairview Development Center, agreed with Council Member Genis; supports land reserved for public purpose, predominantly parkland; and veterans housing as well as some other transitional housing.
- LA Times facility, would like to see the study and a little more input from staff.
- Open to studying the Pharma site. Like the idea of looking at the entire area, north of the 405.
- Harbor Blvd., concerned about a "canyon effect" of housing all the way down. Also, the impacts of the recent plans by Santa Ana and how they impact Costa Mesa plans. Not in support of increasing the allowance of housing on Harbor Blvd. other than on the ends.
- SOBECA, concerned about density in that area, and how it will create a complete traffic backlog. Would like to study how the most recent approval of housing is impacting what's currently on the ground.
- Do not support the turning of Newport Blvd. into all housing. Would prefer a way to revitalize Newport Blvd. with hotels and making it attractive for tourism for boutique or unique themed motels that are family friendly.
- Concerned about high density housing on Newport would and impacts on eastside residents and in general do not support the building of high density housing along the freeway.
- Agree with Council Member Genis and Mayor Pro Tem Righeimer regarding the economic study and getting more information on how those numbers are calculated.
- Not supportive of the 40 units/acre density citywide.
- Concerned about the timing of the General Plan and meetings of the Bikeability Committee and their recommendations.
- Does not support Council Member Monahan's comments because not enough time to discuss with Staff.

Council Member Genis

- Agreed with Mayor Pro Tem Righeimer on some issues.
- Concerned with the overall numbers with regard to balance; 60% high density housing not being a healthy mix. Concerned about having a more transitory population if we tilt toward multi-family.
- Believes Fairview was acquired for public purposes and should be used for public purposes, parks and parklands.
- Do not object to the 40 units/acre north of the 405, but it is too high for south of the 405.
- Need to be looking at incentivizing housing affordability at our next staff report for the urban plans.
- Concerned about exclusionary housing, and that it opens up the City to a lot of problems and it's not good for the community. Supports a more inclusionary proposal.

- Concerned about addition of 20,000 more people and the need for parkland, about 85 more acres of parkland. In support of parkland, whether if it's Fairview or somewhere north of the 405, or even in the southwest area.
- With respect to Council Member Monahan's comments, don't see the need for the changing of densities.

Mayor Pro Tem Righeimer

- Agreed that the north part of 405, walkability and bikeability has to be dialed in.
- In support of Home Ranch property FAR increasing from .40 to .64 FAR to the 1.2 million sq/ft.
- Does not support residential north of the 405, west of South Coast Plaza.
- LA times, not supportive of any more density than the Home Ranch property; 0.64 on existing 20 acres, and no residential.
- Need to keep traffic inside the development and keep them from going to the main streets.
- Robinson Pharma building, does not support any of proposed changes.
- Sakioka property, concerned about increasing FAR, it's just way too dense. Similar density to the lakes project, with 5 story 100 units per acre; 100 du/acre on this property.
- Fairview Development Center, once in a lifetime opportunity for the City. There is a need for park fields in the City and affordable housing. This site is not for the institutional or business type projects. Would not support 1,000 units here; supports lower density and maintaining 25% of the property as parks and open space. Include affordable housing and regular housing there, with lower density (not 1,000 but more like 500).
- The issues of parks and bikeability and some of the densities north of 405 should be studied.
- Would like to see this come back at the October meeting.

Mayor Mensinger

- North of 405, agreed with Council Member Genis and Mayor Pro Tem Righeimer; housing is a problem. FAR, agreed with Council Member Genis and Mayor Pro Tem Righeimer on increase. He would like to see the projects built. Would like to see that there is some sort of trigger to build.
- Fairview, needs to remain open spaces, some housing included.
- Motels on Harbor Blvd., it is what they are. The only way to encourage change, is to make them adhere to the codes and laws.
- In support of Council Member Monahan's comments prepared by Gary.

Chairman Dickson

- Stated that when looking at a General Plan, let us have something that will actually carry out the will of the people and can be implemented.

Director of Development Services, Gary Armstrong, spoke on comments received from Council Member Monahan (02:23:53):

- Suggests expanding the Residential Incentive Overlay Zone to include properties on the east side of Newport Blvd from Flower to 20th Street and extend eastward to Fullerton Avenue. On the west side of Newport Blvd, it would include properties from Bay Street to Victoria along Newport Blvd.
- The properties be given a lower cap than 40 du's per acre and that 24 du's per acre would be adequate. The overlays are important to incorporate in the General Plan Update, and if the General Plan was delayed in any way he suggested that the Council prioritize the creation of these overlays separately.
- Requested that staff bring forward recommendations for revised Residential Zoning Densities based on the August 10, 2015 survey staff prepared of other Orange County cities.
- No amendments are needed to the existing Westside Urban Plans.

City Council and Planning Commission recessed for a break at 7:40 p.m.

City Council and Planning Commission reconvened the meeting at 7:50 p.m.

2. PROPOSED AMENDMENTS TO THE WESTSIDE AND SOBACA URBAN PLANS (02:36:03)

Presentation by Claire Flynn, Assistant Development Services Director, Development Services Department summarizing the Westside Urban Plan Projects. (02:36:36)

Discussion ensued on the proposed Urban Plan Amendment for the following Urban Plans: (02:37:23)

1. SP-05-06 SoBECA Urban Plan
2. SP-05-07 19 West Urban Plan
3. SP-05-08 Mesa West Bluffs Urban Plan
4. SP-05-09 Mesa Vest Residential Ownership Urban Plan

PUBLIC COMMENTS (03:07:50)

Gay Royer, Costa Mesa, spoke on the Urban Plan not fitting with the Coastal City; and no place for children to play. (03:08:04)

Jim Kevrins, Costa Mesa, spoke in support of open space; and changing design guidelines from boxy units. (03:09:58)

Linda Tang, spoke on behalf of Costa Mesa Affordable Housing Coalition, spoke on buyer profile; and supports strategies for more affordable homes. (03:11:19)

Peter Zehnder, from Collective Housing Supply, spoke on the new architectural guidelines; and that Costa Mesa already has strict parking requirements. (03:13:24)

Susan Iwamoto, Costa Mesa, spoke on the incentives for mobile home parks; and combining parcels. (03:15:50)

John Holly, Costa Mesa, spoke on the park fees generated and requested a mandate that park fees be spent within the overlay area; and supports a cap on three story developments. (03:17:45)

Brent Stoll, Member of Costa Mesa Bikeability and Walkability Committee, spoke on the installation of bikeways; and requiring a walkability plan included on all new projects. (03:20:10)

Kathy Esfahani, Costa Mesa, spoke in support of more affordable housing. (03:21:34)

Bonnie Copeland, Costa Mesa, spoke on the traffic concerns; and supports lower density. (03:23:50)

Wendy Leece, Costa Mesa, spoke in support of changing the architectural guidelines. (03:24:50)

Robin Leffler, Costa Mesa, spoke in support of low profile and low density developments; and supports a moratorium on three story small lot developments. (03:26:48)

Eleanor Egan, Costa Mesa, spoke on the live/work units as high density housing; inadequate parking; the repeal of amendment #1; and development standards. (03:28:55)

Jay Humphrey, Costa Mesa, spoke in supports of a minimum 500 ft. work area; and not in support of including roof deck as open space. (03:31:02)

Taoward Lee, Costa Mesa, spoke on aesthetics; open space; and defining top decks as open space. (03:32:59)

Mike Balsamo, representing the Building Industry Association, spoke on Orange County being an urban area; letting the market mandate the decisions. (03:34:46)

Leonard Clickman, Costa Mesa, spoke in regards to mixed-use developments; traffic; and affordable housing. (03:36:56)

Speaker, Costa Mesa, requested better developments; and replacing infrastructure. (03:38:54)

Cynthia McDonald, Costa Mesa, expressed opposition to the roof tops decks being considered as open space; supports bikeway and walkability elements; and enforcing bike racks for new businesses. (03:40:41)

Diane Russell, Costa Mesa, spoke on affordable housing; and supports working families. (03:42:23)

Anna Vrska, Costa Mesa, spoke on a balance for the developments; addressing economic and citizen concerns; and opposed to density. (03:44:35)

Isabell Kearins, Costa Mesa, spoke on good solutions and high density. (03:45:42)

Brandon Johnson, Costa Mesa, spoke on live-work units decreasing traffic. (03:46:51)

DIRECTION FROM COUNCIL AND COMMISSION

Mayor Mensinger

- Roof deck: Supportive of counting the roof decks as open space.
- Require conditions that parking is used for parking.

Mayor Pro Tem Righeimer

- Remove shower and bath on 1st floor.
- Keep development standards flexible.
- Require color board submission, absolutely in favor; what they present is what they deliver.
- Not supportive of changing the minimum workspace area.
- Garages: Not supportive of tandem garages.
- Supportive of roof decks counted as a story.
- Not concerned with minimum one-acre lot size deviation, provided that development project of less than one acre are meeting the development standards.

Council Member Genis

- Front setback: Expressed understanding for the need to widen the street. Interested in having an average setback, getting rid of the sheer walls.
- Open Space: Some projects look nice; some do not.
- Not supportive of roof decks to be counted as open space.
- Concerned with shade and privacy of taller projects.
- Opposed to having color board submissions.
- Concerned with shade and privacy of taller projects.
- Opposed to having color board submissions.

Council Member Foley

- Pocket Park: Depending on size of the development, make a standard for pocket park.
- Roof deck: Does not support counting roof decks toward open space, not to the full amount, only a portion of open space.
- Concerns with impact on streetscape, density, parking, architectural features more so than the color; Does not believe that the color board submission as necessary.
- Require residents to have an actual business in their live/work or change it into a lifestyle.
- The development standards for density bonuses for live/work units but not really being live/work is a problem.

Chair Rob Dickson

- Color board submission: Emphasized that renderings should look like the actual project once built.
- Supportive of conditions of approval to ensure that live/work are being used for work and preventing short-term rentals.

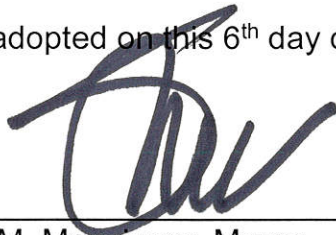
Planning Commissioner Colin McCarthy

- Not interested in mandating or changing the 250 sq/ft vs. 500 sq/ft work space requirement.

ADJOURNMENT

Mayor Mensinger adjourned the meeting at 9:45 p.m.

Minutes adopted on this 6th day of October, 2015.



Stephen M. Mensinger, Mayor

ATTEST:



Brenda Green, City Clerk