

MINUTES OF THE SPECIAL MEETING OF THE COSTA MESA CITY COUNCIL

June 14, 2016

CALL TO ORDER (00:00:12)

The meeting was called to order by the Mayor at 7:03 p.m. at Costa Mesa City Hall, Council Chambers, 77 Fair Drive, Costa Mesa, California.

ROLL CALL (00:00:15)

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

Absent: Council Member Monahan

Officials Present: Chief Executive Officer Thomas R. Hatch, City Attorney Thomas Duarte, Assistant CEO Rick Francis, Assistant CEO/Administrative Services Director Tamara Letourneau; Economic and Development Services Director Gary Armstrong, Transportation Services Manager Raja Sethuraman, Interim Finance Director Steve Dunivent and City Clerk Brenda Green.

PUBLIC HEARING: (00:00:36)

1. 2015-2035 General Plan and Final Environmental Impact Report (EIR) SCH# 2015111053 (00:00:45)

Laura Stetson, consultant with MIG, provided an overview of the CEQA process and purpose; spoke on the Environmental Impact Report; responses to comments; clarified information on agriculture, biology, habitat areas; and spoke on the air quality analysis. (00:01:50)

Discussion ensued on public letters submitted and on the AQMP. (00:15:06)

Mino Ashabi, Principal Planner, reviewed the recommended actions for Council consideration; spoke on the Multi-Use Center designation for the Fairview Developmental Center site; spoke on the traffic analysis, tourism and public storage overlay zone; action by the Airport Land Use Commission and the circulation element map. (00:29:54)

Derald Zerfass from Stantec Consulting Services Inc., spoke on the traffic analysis zone; presented updated maps and trip generation comparisons. (00:34:00)

Roger Dale from The Natelson Dale Group Inc., provided an update on the fiscal analysis; reviewed economic implications; spoke on the 2035 net general fund cash flow with 450 additional hotel rooms; and spoke on the net general fund impact per acre of developed land by land use. (00:39:41)

Discussion ensued on the traffic counts and data. (00:47:55)

PUBLIC COMMENTS: (00:52:12)

Linda Witt-King, Newport Beach, spoke on addressing homeless issues; and high density. (00:52:59)

Beth Refakes, Costa Mesa, spoke on the overlay zone and annual fiscal impact for public storage uses; and the process for public comments. (00:56:11)

Alex Reich, Costa Mesa, spoke against the proposed General Plan and requested affordable housing. (00:59:18)

Ron Amburgey, Costa Mesa, spoke on the Fairview Developmental Center site and keeping the property a public area; requested a partnership with the County for mental, homeless and veteran facilities; and recommended adding more sports fields. (01:02:22)

Steven LaMotte, BIA Government Affairs Director, spoke in support of housing and the proposed General Plan. (01:05:13)

Jay Humphrey, Costa Mesa, spoke on visualizing developments in the City. (01:07:06)

Greg Thunell, Costa Mesa, spoke on the Environmental Impact Report and accurate descriptions. (01:10:09)

Speaker, requested an accurate population analysis be included. (01:13:07)

Kim Hendricks, spoke on missing public comments; database for species; corrections on the Environmental Impact Report; availability of response to comments; and Banning Ranch. (01:16:02)

Paul Garfield, Costa Mesa, expressed concern on the overlay concept on Harbor Boulevard and density; and spoke on air density data. (01:19:07)

Speaker, spoke on police staffing levels; parkland availability; and a library fee. (01:21:36)

Richard J. Mehren, Costa Mesa, spoke on allowing more open space at the Fairview Developmental Center site. (01:24:04)

Katie Arthur, Costa Mesa, expressed concern on high density; and the widening of 17th Street. (01:25:09)

Jim Kevins, Costa Mesa, thanked Council and spoke in support of the redevelopment in the City and more housing; and spoke on property rights. (01:27:01)

Dianne Russell, Costa Mesa, Affordable Housing Coalition Member, spoke on replacing motels and inclusion of affordable housing. (01:30:17)

June McKinzie, Costa Mesa, expressed concern on the increase of the homeless; and spoke on traffic and density. (01:32:59)

Linda Tang, Kennedy Commission representative, urged the City to delay approving the item; spoke on density at Fairview Developmental Center site and the inclusion of an affordable housing element. (01:36:08)

Debby Koken, Costa Mesa, spoke on the Bikeway and Walkability Committee suggestions to improve traffic flow and air quality. (01:37:52)

Terry Koken, Costa Mesa, spoke on open space; affordable housing and the homeless. (01:38:59)

Speaker, spoke on pollution concerns and traffic. (01:41:10)

Tamar Goldmann, Costa Mesa, spoke in opposition to high density and spoke on the development initiative. (01:42:30)

Margaret Mooney, Costa Mesa, spoke on the designation at the Fairview Developmental Center site; requested open space, public institutional uses and sports fields at the Fairview Developmental Center site; and meeting the needs of the disabled. (01:45:44)

Cindy Black, Costa Mesa, spoke on CEQA impacts; spoke on previous speaker comments; and critical habitats. (01:48:48)

George Abrina, Costa Mesa, spoke on smart growth and traffic concerns. (01:51:48)

Speaker, spoke on affordable housing and requested to delay approving the item. (01:54:55)

Public Comments Closed

Discussion ensued on the Governor's affordable housing proposal and effects to the General Plan; an overlay for a tourism incentive; and list of landmarks under community design. (01:57:00)

Council Member Genis requested clarification and recommended changes to various items in the Environmental Impact Report and the General Plan. (02:04:00)

Council Member Genis spoke on low income housing; density bonuses; and rental housing. (02:23:00)

Mayor Pro Tem Righeimer spoke on the minor changes in trip generation under the General Plan; the need for a general plan change; spoke on nodes, overlays, and problem motels; the Fairview Developmental Center site; open space; affordable housing; traffic modeling; and public storage businesses. (02:25:20)

Mayor Mensinger thanked staff for their efforts and spoke on improvements in the City and traffic changes. (02:42:24)

Council Member Foley spoke on adopting land use changes that are economically viable that do not create a burden on taxpayers; adopting a plan that prioritizes compatibility in uses; and on the creation of employment centers and promotion of tourism. (02:45:50)

MOTION: To remove the Mesa Verde Center node at the Southwest corner of Mesa Verde Drive and Harbor Boulevard from the Residential Incentive Overlay. (02:50:40)

MOVED/SECOND: Council Member Foley/Council Member Genis

The motion carried by the following roll call vote:

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

Nays: None

Absent: Council Member Monahan

Motion carried: 4-0-1

ACTION:

City Council directed staff to remove the Mesa Verde Center node at the Southwest corner of Mesa Verde Drive and Harbor Boulevard from the Residential Incentive Overlay.

MOTION: To include a new General Plan goals, objectives, policies relating to promoting tourism and hotel/motel revitalization. (02:52:33)

MOVED/SECOND: Council Member Foley/Council Member Genis

The motion carried by the following roll call vote:

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

Nays: None

Absent: Council Member Monahan

Motion carried: 4-0-1

ACTION:

City Council directed staff to include a new General Plan goals, objectives, and policies relating to promoting tourism and hotel/motel revitalization.

MOTION: To include as an alternative to the residential overlay on Newport Boulevard, that incentives be created for mixed use facilities with desirable restaurants and or retail and office space and public storage. (02:55:08)

MOVED: Council Member Foley

Motion died due to lack of a second.

MOTION: To initiate and process a General Plan Amendment/Specific Plan Amendment to establish an overlay zone to promote storage uses along Newport Boulevard to be separate and apart from this General Plan Amendment process. (03:00:05)

MOVED/SECOND: Council Member Foley/Council Member Genis

The motion carried by the following roll call vote:

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

Nays: None

Absent: Council Member Monahan

Motion carried: 4-0-1

ACTION:

City Council directed staff to initiate and process a General Plan Amendment/Specific Plan Amendment to establish an overlay zone to promote storage uses along Newport Boulevard to be separate and apart from this General Plan Amendment process.

MOTION: To reconsider the land use proposed for the Fairview Developmental Center site, to increase the percentage of Public/Institutional uses to 40 percent, Open Space to 37 percent, with a balance of a maximum of 450 units, a maximum of 150 dwelling units at 10 du/acre and a maximum of 300 du/acre at 40 units per acre with a priority on rapid re-housing, social and homeless services, veterans services and housing, sports fields and recreational centers. (03:02:30)

MOVED/SECOND: Council Member Foley/Council Member Genis

The motion failed by the following roll call vote:

Ayes: Council Member Foley and Council Member Genis.

Nays: Mayor Pro Tem Righeimer and Mayor Mensinger.

Absent: Council Member Monahan

Motion failed: 2-2-1

Council Member Genis spoke on trips for Public/Institutional uses; and would like to allow transitional housing within the public institutional areas. (03:04:00)

MOTION: To remove 17th Street widening. (03:10:35)

MOVED: Council Member Foley

Motion died due to lack of a second.

Discussion ensued on downgrading the lanes on 17th Street and working with the Orange County Transportation Authority; consistency with the master plan; and having policies available at the next meeting to downgrade the lanes on 17th Street. (03:10:45)

MOTION: To remove residential overlays at Newport Boulevard and Harbor Boulevard. (03:13:15)

MOVED/SECOND: Council Member Foley/Council Member Genis

The motion failed by the following roll call vote:

Ayes: Council Member Foley and Council Member Genis.

Nays: Mayor Pro Tem Righeimer and Mayor Mensinger.

Absent: Council Member Monahan

Motion failed: 2-2-1

MOTION: To direct staff to specify the following land uses for the proposed Multi-Use Center designation for the Fairview Developmental Center site in the 2015-2035 General Plan: 1. Maximum 582 residential units: Maximum 250 dwelling units at 5 du/acre and Maximum 332 dwelling units at 40 du/acre; 2. Minimum 25 percent Open Space/Park Uses (25.6 acres); 3. Maximum 0.25 FAR for Public/Institutional Uses for maximum 12 percent of the site (139,660 square feet). (03:13:50)

MOVED/SECOND: Mayor Mensinger/Mayor Pro Tem Righeimer

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.

Absent: Council Member Monahan

Motion failed: 2-2-1

Council Member Foley requested staff to analyze the numbers presented at 5 dwelling units per acre. (03:15:15)

MOTION: To include new General Plan policies pursuant to the Airport Land Use Commission's recommendation. (03:15:50)

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

The motion carried by the following roll call vote:

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

Nays: None

Absent: Council Member Monahan

Motion carried: 4-0-1

ACTION:

City Council directed staff to include new General Plan policies pursuant to the Airport Land Use Commission's recommendation.

MOTION: To initiate and process a General Plan Amendment (Low Density Residential) and Rezone for 2850 Mesa Verde Drive to be separate and apart from this General Plan Amendment process. (03:16:04)

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

The motion carried by the following roll call vote:

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

Nays: None

Absent: Council Member Monahan

Motion carried: 4-0-1

ACTION:

City Council directed staff to initiate and process a General Plan Amendment (Low Density Residential) and Rezone for 2850 Mesa Verde Drive to be separate and apart from this General Plan Amendment process.

COUNCIL MEMBERS' REPORTS, COMMENTS, AND SUGGESTIONS (03:19:47)

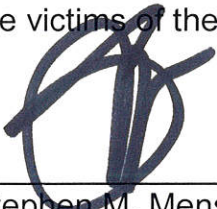
Council Member Foley - none

Council Member Genis reported her attendance at a Demographics conference. (03:19:50)

Mayor Pro Tem Righeimer – none

Mayor Mensinger – none

ADJOURNMENT – Mayor Mensinger adjourned the meeting at 10:24 p.m. in memory of the victims of the shootings in Orlando, Florida.



Stephen M. Mensinger, Mayor

ATTEST:



Brenda Green, City Clerk