

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

**TUESDAY, SEPTEMBER 12, 2017**

**CALL TO ORDER**

The Special Joint Study Session was called to order by the Mayor at 6:00 p.m. in the Administration Building at the Orange County Fair & Event Center, 88 Fair Drive, Costa Mesa, California.

**ROLL CALL (00:00:26)**

**CITY COUNCIL**

Present: Council Member Mansoor, Council Member Righeimer, Council Member Stephens, Mayor Pro Tem Genis, and Mayor Foley

Absent: None

**PLANNING COMMISSION**

Present: Chair Stephan Andranian, Vice-Chair Byron de Arakal, Commissioner Jeffrey Harlan, Commissioner Isabell Kerins, and Commissioner Carla Navarro Woods

Absent: None

Officials Present: City Manager Tom Hatch, City Attorney Thomas Duarte, Assistant Economic and Development Services Director Barry Curtis, Principal Planner Mino Ashabi, and City Clerk Brenda Green.

**ITEMS FOR DISCUSSION**

**SMALL LOT ORDINANCE AND URBAN PLAN AND OVERLAY DISTRICTS**

Barry Curtis, Economic and Development Services Director, presented the staff report. (00:02:46)

Mayor Pro Tem Genis spoke on building massing; open parking; population data; public noticing for projects; curb cuts; and loss of parking; overlay zones; parking standards; and three-story houses with a patio on top. (00:36:39)

Council Member Stephens spoke on promoting ownership opportunities; an analysis on the sale price of homes under the Small Lot Ordinance; and the Harbor and Newport Boulevard overlays. (00:46:18)

Council Member Righeimer spoke on the difference in development standards; private open space; rear setbacks; and overlays. (00:50:35)

Council Member Mansoor spoke on the Sobeca apartments; the west side overlays; density; open space; and setbacks. (01:00:17)

Chair Andranian spoke on the Newport Boulevard overlay; single family ownership; and open space requirements. (01:08:01)

Vice-Chair de Arakal spoke on accessory dwelling ordinance; fiscal impact and analysis of downzoning; second floor ratios; and the Harbor and Newport Boulevard specific plan. (01:12:31)

Commissioner Navarro Woods spoke on the loss of permeable open space; ecological evaluations; a walkable city; and sustainability. (01:23:27)

Commissioner Harlan spoke on the developments in the east side; and the Harbor and Newport Boulevard overlays. (01:29:48)

Mayor Foley spoke on the economic analysis in the General Plan update. (01:32:12)

Commissioner Kerins spoke on the Small Lot Ordinance timeline; accessory dwellings; creating more housing; and the Harbor Boulevard overlay. (01:32:52)

Mayor Foley spoke on setbacks; open space between buildings; parking standards; design guidelines; a Small Lot Ordinance analysis; minimum lot size; property owner surveys; the Newport Boulevard overlay; 4-unit per acre on the south side of Newport Boulevard; the Harbor Boulevard overlay; Sobeca; and the west side overlays. (01:41:23)

**PUBLIC COMMENTS (01:57:08)**

Tim Lewis, Costa Mesa, spoke regarding an approved project in the Harbor Boulevard overlay. (01:58:00)

John Lilly, Costa Mesa, spoke on the vision of the bluffs plans; limit high density and a park. (01:59:30)

Flo Martin, Costa Mesa, spoke on parking issues in the City; and permeable landscaping. (02:01:37)

Bill McCarty, Costa Mesa, spoke on overlays; and protecting open space. (02:02:46)

Martin Mallard, Costa Mesa, spoke regarding live-work units on the west side; and changing the 19<sup>th</sup> Street medians. (02:03:46)

Patrick Clark, Costa Mesa, spoke on garage conversions into living units. (02:05:19)

Grant Keen, owner of WJK Development, spoke on the 19<sup>th</sup> west overlay; and spoke in support of the Small Lot Ordinance. (02:06:48)

Zabeth Shuman, spoke in support of the Small Lot Ordinance. (02:08:40)

Linda Tang, representing the Kennedy Commission, spoke on modifying the urban plans and overlay district for affordable housing. (02:10:48)

Barbara Correa, representing People for Housing, spoke on maintaining the Small Lot Ordinance and urban plan overlays. (02:12:30)

Pete Zehnder, builder, spoke on providing housing for people. (02:13:53)

Jay Humphrey, Costa Mesa, spoke on revising the Small Lot Ordinance; open space, setbacks; parking issues; and spoke against the Harbor and Newport Boulevard overlays. (02:16:04)

Tim Delson, Costa Mesa, spoke against roof top decks and density. (02:18:09)

Patty Conover, Director of Communications at the Orange County Business Council, spoke in support of the Small Lot Ordinance and the urban overlays because more housing is needed. (02:21:04)

Joanne Perler, Costa Mesa, spoke on the adopted General Plan and Environmental Report; and revising the Small Lot Ordinance. (02:22:42)

Bill Turpit, Costa Mesa, spoke on the Small Lot Ordinance. (02:24:54)

Speaker, spoke in support of the Small Lot Ordinance. (02:27:01)

Adam Wood, representing the Building Industry Association, spoke in support of the Small Lot Ordinance; open space; fostering home ownership; the urban plans; and expanding the housing stock. (02:28:41)

Andrea Marr, Costa Mesa, spoke on vision; density; open space; and affordable housing. (02:30:47)

Wendy Leece, Costa Mesa, spoke in support of more park space; and spoke on parking; overlays; and live-work units. (02:32:06)

Anna Vrska, Costa Mesa, spoke against the Small Lot Ordinance; spoke on the re-examination of the overlays; and parking problems. (02:34:25)

Robin Leffler, Costa Mesa, spoke in support of a moratorium on the Small Lot Ordinance; character of neighborhoods; and shade and shadow. (02:36:48)

Kim Hendricks, Costa Mesa, spoke in support of a moratorium on the Small Lot Ordinance; and redoing the overlays. (02:38:40)

Brian West, Costa Mesa, spoke in support of a moratorium on the Small Lot Ordinance; and spoke on scale and character, traffic, and smaller affordable projects. (02:41:11)

Teresa Drain, Costa Mesa, spoke in support of a moratorium on the Small Lot Ordinance. (02:43:38)

Beth Refakes, Costa Mesa, spoke against the Harbor and Newport Boulevard overlays; spoke in support of revising the Small Lot Ordinance; open space; and guest parking issues. (02:46:52)

Margaret Sharp, spoke against the overlays and the implementation of the Small Lot Ordinance; supports granny units; and spoke on affordable housing. (02:48:56)

Cindy Brenneman, Costa Mesa, spoke in support of a moratorium on the Small Lot Ordinance. (02:50:32)

Cynthia McDonald, Costa Mesa, spoke in support of revising the Small Lot Ordinance; spoke on urban plans; and high density overlays. (02:51:42)

Arlis Reynolds, Costa Mesa, spoke in support of open space; clearer goals; and long-term sustainability. (02:53:54)

Speaker, representing South Pointe Construction, provided statistics by the Southern California Association of Governments. (02:56:03)

Speaker, spoke on vision; infrastructure; and in opposition to massive projects. (02:58:12)

Speaker, spoke in support of a moratorium on the Small Lot Ordinance; and spoke on completion of the SR-55 freeway. (03:00:49)

### **COUNCIL MEMBER COMMITTEE REPORTS, COMMENTS, AND SUGGESTIONS (03:03:00)**

Council Member Stephens spoke on the Small Lot Ordinance provisions; preserving character of neighborhoods and setbacks. (03:03:22)

Council Member Mansoor spoke on equal distribution of open space on the Small Lot Ordinance. (03:06:10)

Council Member Righeimer spoke on accessory dwelling units; minimum lot sizes and parking impacts. (03:06:44)

Mayor Foley spoke on visioning; and revising the Small Lot Ordinance to address density and traffic concerns. (03:09:26)

Commissioner Kerins spoke on two-car garages and reducing liveability. (03:12:10)

Discussion ensued on the Planning Commission reviewing the Small Lot Ordinance. (03:14:00)

Discussion ensued on removing the overlays; Measure Y; Specific Plan for Newport Boulevard; and Harbor Boulevard overlay nodes. (03:15:40)

Mayor Pro Tem Genis supports visioning process; and spoke on density and ranges. (03:27:25)

Mayor Foley spoke on the west side urban plans and park space. (03:29:13)

Chair Andranian spoke on re-examination of the Newport Boulevard overlays; and effects of Measure Y. (03:31:20)

Vice-Chair de Arakal spoke on the Mesa West overlay; density; affordable housing; and stricter parking standards. (03:32:35)

Mayor Foley spoke on a housing component North of the 405 freeway. (03:37:05)

**ADJOURNMENT (03:38:50)** – The Mayor adjourned the meeting at 9:41 p.m.

**Minutes adopted on this 7<sup>th</sup> day of November, 2017.**



Sandra L. Genis, Mayor Pro Tem

ATTEST:



Brenda Green, City Clerk