

# **MINUTES OF THE SPECIAL STUDY SESSION AND SPECIAL CLOSED SESSION MEETINGS OF THE COSTA MESA CITY COUNCIL**

**TUESDAY, FEBRUARY 25, 2020**

## **CALL TO ORDER (00:00:12)**

The Special Study Session was called to order by the Mayor at 5:09 p.m. in the Council Chambers at Costa Mesa City Hall, 77 Fair Drive, Costa Mesa, California.

## **PLEDGE OF ALLEGIANCE (00:00:26)**

Led by Mayor Foley

## **ROLL CALL (00:00:48)**

Present: Council Member Chavez, Council Member Genis, Council Member Mansoor (arrived at 5:13 p.m.), Council Member Marr, Council Member Reynolds, Mayor Pro Tem Stephens (arrived at 5:30 p.m.), and Mayor Foley.

Absent: None.

**CITY ATTORNEY REPORT (00:01:02)** - Mr. Preziosi, Assistant City Attorney requested that a Special Closed Session item be added to the agenda pursuant to 54954.2 (b). There is a need to take action immediately and the item came up after the posting of the agenda.

## **CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION ONE CASE**

Pursuant to Subdivision (d)(1) of Section 54956.9, California Government Code

Name of Case: City of Costa Mesa et al vs. United States of America et al  
US District Court Case No. 8:20-cv-00368-jls-jde

**MOVED/SECOND:** Council Member Chavez/Council Member Marr

**MOTION:** Approve recommended action and hold a special Closed Session at the conclusion of the Special Study Session, to consider the one case.

The motion carried by the following roll call vote:

Ayes: Council Member Chavez, Council Member Genis, Council Member Marr, Council Member Reynolds, and Mayor Foley.

Nays: None

Absent: Council Member Mansoor and Mayor Pro Tem Stephens.

Motion carried: 5-0-2

## **STUDY SESSION ITEMS:**

### **1. DISCUSSION AND POTENTIAL CITY COUNCIL DIRECTION REGARDING 2021-2029 HOUSING ELEMENT UPDATE (00:02:23)**

Staff presentation by Mr. Curtis, Economic and Development Services Director, Ms. Ashabi, Principal Planner, and Mr. Porter, Deputy City Attorney.

Public Comments:

Keith Page and Josh Copeland representing the “Kind Guys Development”, presented on co-living housing options for the city, and requested for continued conversation and to work together with the city. (00:40:24)

Kathy Esfahani, spoke on the affordable housing needs in the community. (00:46:27)

Jay Humphrey, Costa Mesa, spoke on affordable housing, mobile home residents, and changing the density of housing units. (00:47:18)

Christine Nolf, representing the Affordable Housing Coalition, spoke in support of affordable housing and being creative in the options considered. (00:48:54)

Cynthia McDonald, Costa Mesa, spoke on having vision for the affordable housing needs and spoke on Measure Y. (00:50:14)

Discussion ensued on Accessory Dwelling Units (ADU’s), density increases, parking restrictions and requirements, co-living housing, meeting RHNA numbers, protecting mobile home residents, noticing to Home Owners Associations, Short Term Rentals, Urban Plan Overlays, General Plan numbers, commercial development, South Coast Plaza, transit areas, senior housing, inclusionary housing laws, appealing RHNA numbers, mixed use options, Measure Y, and holding workshop meetings.

#### **ACTION:**

City Council provided direction regarding the 2021-2029 Housing Element Update including: input regarding a potential appeal of the City’s Regional Housing Needs Assessment (RHNA) allocation; the development of an inclusionary housing ordinance; and preferred approaches to address the RHNA numbers.

**ADJOURNMENT (01:53:08)** – Mayor Foley adjourned the meeting at 7:00 p.m. into Closed Session.

**CLOSED SESSION ITEM:**

**CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION ONE CASE**

Pursuant to Subdivision (d)(1) of Section 54956.9, California Government Code

Name of Case: City of Costa Mesa et al vs. United States of America et al

US District Court Case No. 8:20-cv-00368-jls-jde

**Public Comment:**

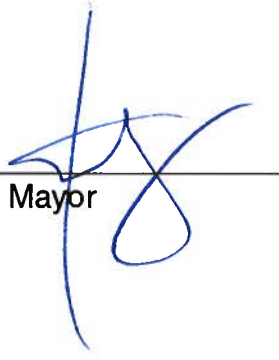
Speaker, expressed concern on the Closed Session item, and inquired on what actions are being taken by the city to protect the community.

Speaker, expressed concern on the Closed Session item, and inquired on information being available for the public to stay informed.

Closed Session adjourned at 8:54 p.m. and the City Attorney stated no reportable action.

**Minutes adopted on this 10<sup>th</sup> day of November, 2020.**

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Katrina Foley, Mayor



ATTEST:

*Brenda Green*  
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Brenda Green, City Clerk